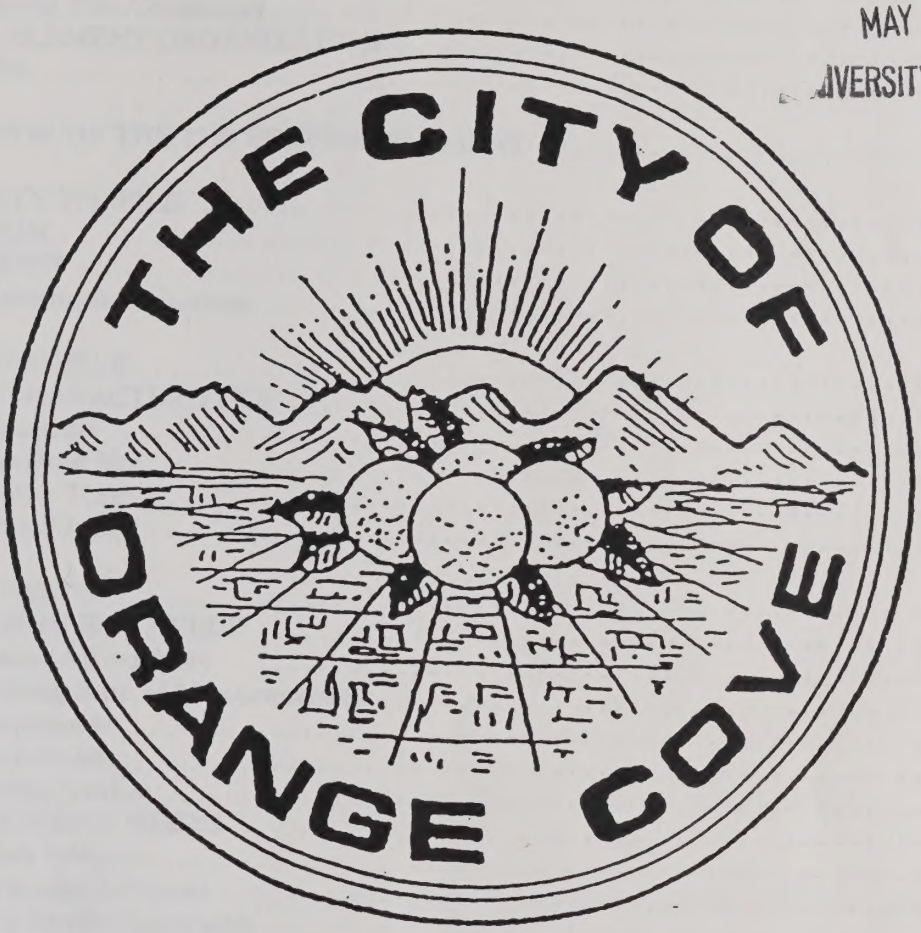
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CITY OF ORANGE COVE GENERAL PLAN

HOUSING ELEMENT- 1995

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CITY OF ORANGE COVE HOUSING ELEMENT

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"CITATION CONVENTIONS"[1]

1. ***Ante*** - (before) is often used as a signal to direct the reader to what has been previously stated or discussed within the author's opinion, as where the author refers to an earlier footnote or page, e.g., (*Ante*, fn.1.) or (*Ante*, at p. 10.), or to note that a cited opinion appears or will appear earlier in the same volume as the author's opinion.

2. ***Ibid.*** - (in the same place) is used to repeat an entire parent citation (or parent series of citations) where there are no intervening citations. This signal tells the reader that the parent citation (or parent series of citations) is considered repeated as first cited.

3. ***Infra*** - (below).-Use is analogous to post.

4. ***Post*** - (after) is used as a signal to direct the reader to what is stated later within an opinion as where the author refers to a discussion taken up thereafter or to after-cited footnote, e.g., (*Post*, fn. 10.). *Post* is also used to note that a cited opinion appears or will appear later in the same volume the author's opinion will be published in.

5. ***Supra*** - (above) as used as an informational cue that the source has been previously cited and/or acts as a substitute for an earlier more completed reference.

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[1]Citations were obtained from the California Style Manual, 1986.

I. INTRODUCTION

The Housing Element is one of seven General Plan Elements mandated by the State of California. It is intended to direct residential development and renewal efforts in ways that are consistent with the overall economic and social values of the City of Orange Cove (hereinafter Orange Cove) and that work towards achievement of the State goal of accommodating the housing needs of Californians at all economic levels. The residential character of Orange Cove is, to a large extent, dependent upon the variety of its housing units, their location, and their maintenance.

The Housing Element is Orange Cove's official response to findings by the State Legislature that availability of decent housing and a suitable living environment for every Californian is a high priority. By identifying local housing needs, adopting appropriate goals and policies, and providing local legislation and programs to meet these needs, local government will be more effective in dealing with the housing needs of its residents.

AUTHORITY

Section §65580 through §65589 of the California Government Code contains directives for preparation of local Housing Elements. The most pertinent codes are listed as follows:

"§65583. Housing Element

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The element shall contain all of the following:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include the following:

(1) An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. These existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584.

(2) An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.

(3) An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.

(4) An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584.

(5) An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

(6) An analysis of any special housing needs, such as those of the handicapped, elderly, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter.

(7) An analysis of opportunities for energy conservation with respect to residential development.

(8) An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. "Assisted housing developments," for the purpose of this section, shall mean multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. "Assisted housing developments" shall also include multifamily rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus pursuant to Section 65916.

> (A) The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-income use and the total number of elderly and non-elderly units that could be lost form the locality's low-income housing stock in each year during the 10-year period. For purposes of state and federally funded projects, the analysis required by this subparagraph need only contain information available on a statewide basis.
>
> (B) The analysis shall estimate the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing development. This cost analysis for replacement housing may be done aggregately for each five-year period and does not have to contain a project by project cost estimate.
>
> (C) The analysis shall identify public and private nonprofit corporations known to the local government which have legal and managerial capacity and manage these housing developments.
>
> (D) The analysis shall identify and consider the use of all federal, state, and local financing and subsidy programs which can be used to preserve, for lower income households, the assisted housing developments, identified in this paragraph, including, but not limited to, federal Community Development Block Grant Program funds, tax increment funds received by a redevelopment agency of the community, and administrative fees received by a housing authority operating within the community. In considering the use of these financing and subsidy programs, the analysis shall identify the amounts of funds under each available program which have not been legally obligated for other purposes and which could be available for use in preserving assisted housing developments.

(b)(1) A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.

(2) It is recognized that the total housing needs identified pursuant to subdivision (a) may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements outlined in Article 5 (commencing with Section 65300). Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year period.

(c) A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of moneys in a Low and Moderate Income Housing fund and an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law (Division 24 (commencing with Section 33000) of the Health and Safety Code). In order to make adequate provision for the housing needs of all economic segments of the community, the program shall do all of the following:

(1) Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing in order to meet the community's housing goals as identified in subdivision (b). Where the inventory of sites, pursuant to paragraph (3) of subdivision (a). does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development Standards that could accommodate and facilitate the feasibility of housing for very low and low-income households. For purposes of this paragraph, the phrase "use by right" shall mean the use does not require a conditional use permit, except when the proposed project is a mixed-use project involving both commercial and residential uses. Use by right for all rental multifamily residential housing shall be provided in accordance with subdivision (f) of Section 65589.5.

(2) Assist in the development of adequate housing to meet the needs of low and moderate-income households.

(3) Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

(4) Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.

(5) Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

(6)

(A) Preserve for lower income households the assisted housing developments identified pursuant to paragraph (8) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (8) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance.

(B) The program shall include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals. The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort..."

HOUSING ELEMENT RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS, ADMINISTRATIVE PRACTICES, AND RELATED PROGRAMS

The Housing Element of the General Plan is only one part of a local jurisdiction's planning program. There are many interrelationships with other program activities which limit, augment, and implement policies and goals of the Housing Element.

State Planning Law

State law requires all local jurisdictions to adopt and maintain a General Plan incorporating a State of Development Policies and seven required elements. The law also requires the plan to be internally consistent, to have zoning conformance, and to not be amendable at will. Additionally, Section 65300.7 of the law provides that local agencies may prepare their general plans to accommodate local conditions and circumstances, while meeting the law's minimum requirements.

Local General Plans

The General Plan should be comprehensible to the public. To meet this test it should not be long complicated. It is not intended to present a full array of all City programs and conditions and circumstances to fully satisfy a comprehensive understanding by people not reasonably familiar with local and State laws. A local plan will not, typically, identify all linkages in a city's programs and processes which may impact a plan policy or program.

Housing Element Implementation

Orange Cove's Housing Element serves as a guide to several City and County departments and agencies. It is not self-implementing. Some of the relationships are:

1. The County's Community Development Department is most heavily involved in the implementation of the Housing Element. The Department's programs and the Housing Assistance Plan represent implementation actions.

2. The Environmental Health System of the Fresno County Community Health Department is responsible for County-wide Housing Code enforcement and monitoring.

3. The Housing Authorities of Orange Cove and the County of Fresno are responsible for the development and maintenance of public housing and administrating programs providing low rent housing. (The Housing Authorities are a single administrative agency hereafter referred to as the Housing Authority.)

4. Orange Cove's Planning Department develops statistical information, land use policies, housing policies, and General Plan Elements. It also maintains the Zoning Ordinance and administers the California Environmental Quality Act. The Building Department enforces building and rehabilitation codes.

5. The Council of Fresno County Governments (COFCG) is responsible for maintaining a regional housing element which is essentially a compilation of all member agency elements into a coordinated document and preparing a Regional Housing Allocation Plan.

6. The County Social Services Department and Economic Opportunities Commission both provide extensive assistance programs ranging from supplemental grants for rent, to grants to defray utility costs.

The citizens of Orange Cove are presently involved in the above-mentioned six areas through construction of new housing, additions to existing housing, acceptance of supplemental rent grants, acceptance of public housing for low income families, and as beneficiaries of existing public entitlement programs through various state and/or federal agencies.

General Plan Consistency

The California Government Code requires that General Plans contain an integrated, internally consistent set of policies. When any one element of the General plan is revised, and especially when new policies and priorities are proposed, the other elements must be reviewed to ensure that internal consistency is maintained.

Orange Cove's Consistency Review process functions currently through assessment of current planning and zoning policies in regards to the Orange Cove Municipal Code and by updates and reviews by outside consultants.

The 1979 stated General Plan Goals for Orange Cove (as they relate to the Housing Element) include (1) provision of safe, decent, sanitary housing for all income levels, (2) encouragement of infilling and redevelopment of existing appropriately located residential areas and to phase out inappropriately located residential areas, and (3) to coordinate Orange Cove housing policies and programs with those of Fresno County, Council of Fresno County Governments, and other public and private agencies to assure maximum benefit from interagency cooperation.

HOUSING ELEMENT ORGANIZATION

Government Code Section 65583 requires the Housing Element to include these basic components:

1. A review of the previous element's goals, policies, programs and objectives to ascertain the effectiveness of each factor and the overall effectiveness of the element. (The update should be revised based upon the results of the review.)

2. An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.

3. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing.

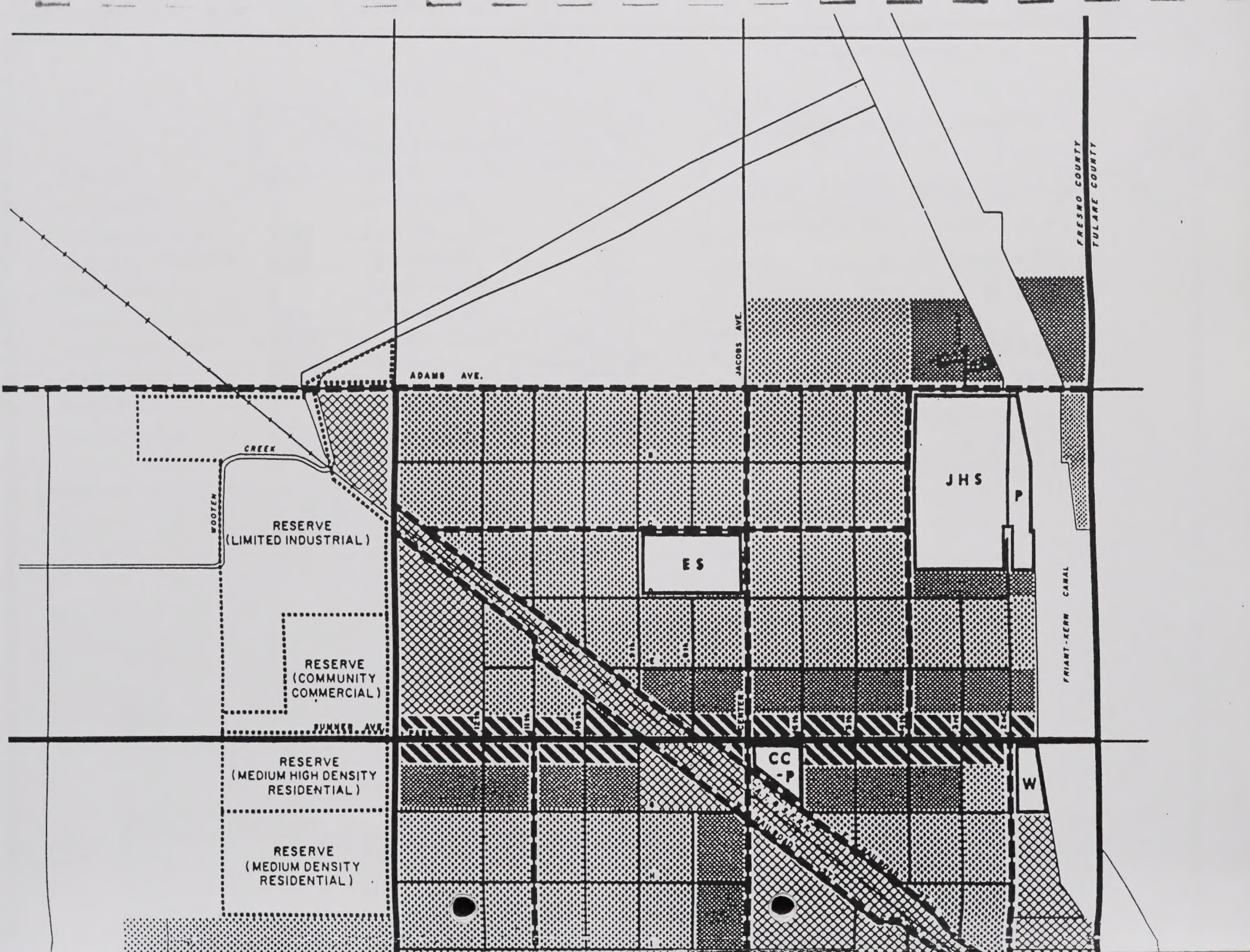
4. A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, provision of regulatory concessions, and the utilization of appropriate federal and state financing and subsidy programs when available.

Part I of this Element defines the intent of the Housing Element and the relationship of the Element with state directives and other General Plan Elements. Part II reviews the 1979 Housing Element's new construction need with actual development and a Program by Program review, analyzing why each program worked or did not work. Parts III and IV provide current population, economic, and housing information that serve as a basis for determining current and future housing needs as established in Part V. Part VI provides an inventory of available lands to meet housing needs. Part VII provides a discussion of governmental and non-governmental constraints to providing increased housing. Part VIII sets forth the goals and policies of the Plan and Part IX includes the implementing actions and programs necessary to achieve the goals and objectives.

PLAN AREA

Two geographic areas are significant for planning purposes. The first is the area within Orange Cove's General Plan (*see* Figure No. 1, *Post*). This area provides sufficient residential lands to meet current local housing needs.

The second land use area is a much larger housing market area of which Orange Cove is a part (*see* Figure No. 2, *Post*). This area, which is one of seven housing Market Areas in the County, has been established based upon social-economic linkages that influence the quality and quantity of housing. The 1990 Fresno Regional Housing Needs Determination Plan, should be referred to for a detailed description of the regional market concept.


ADAMS AVE.
JACOBS AVE.
FRESNO COUNTY
TULARE COUNTY
CREEK
WOOTEN
RESERVE
(LIMITED INDUSTRIAL)
RESERVE
(COMMUNITY
COMMERCIAL)
SUMNER AVE.
RESERVE
(MEDIUM HIGH DENSITY
RESIDENTIAL)
RESERVE
(MEDIUM DENSITY
RESIDENTIAL)
JHS
P
ES
CC
-P
W
FRIANT-KERN CANAL
CENTER
PARK

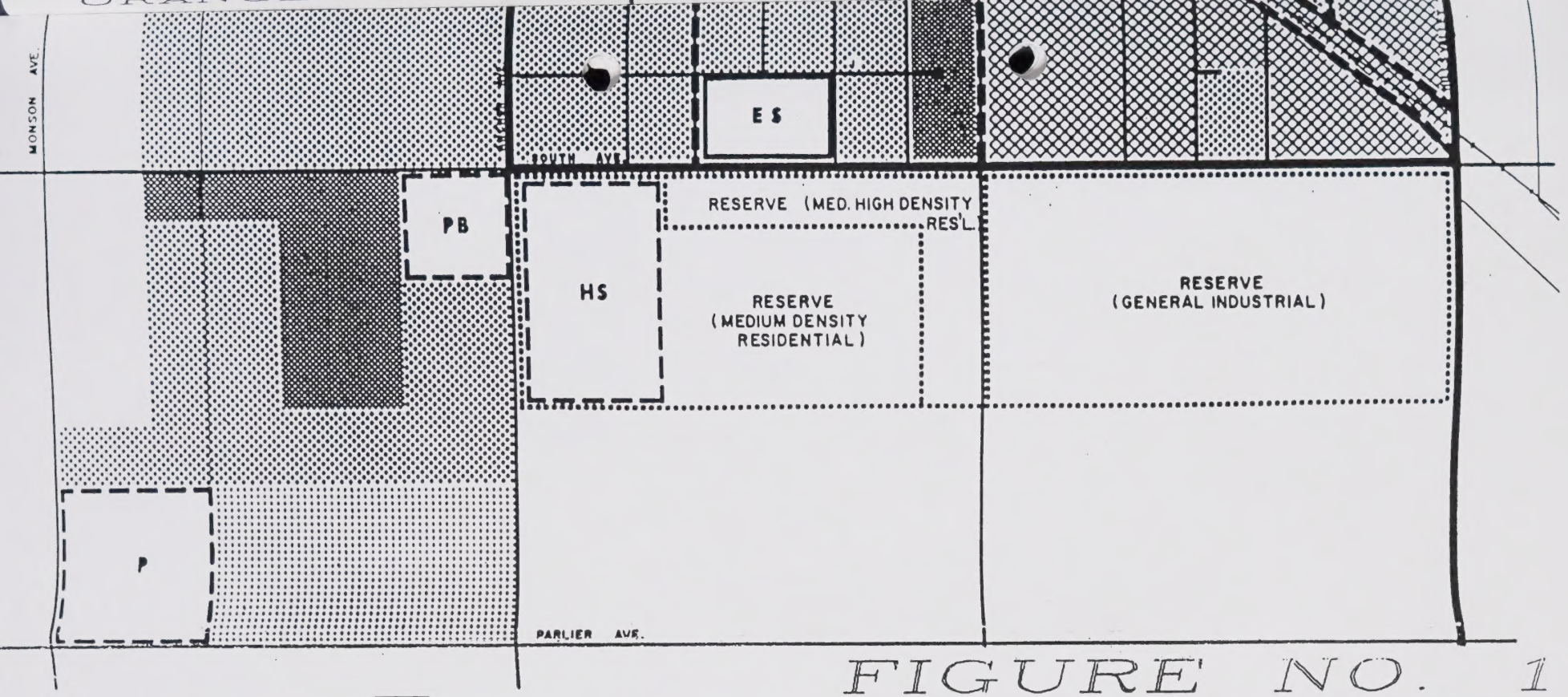


FIGURE NO. 1

AGRICULTURE

RESIDENTIAL
- LOW DENSITY
- MEDIUM DENSITY
- MEDIUM HIGH DENSITY

COMMERCIAL
- CENTRAL BUSINESS
- COMMUNITY

INDUSTRIAL
- LIMITED

PUBLIC FACILITIES
- SCHOOL — PROPOSED S — EXISTING S
- PARK — PROPOSED P — EXISTING P
- PONDING BASIN — PROPOSED PB
- WATER TREATMENT — W
- CIVIC CENTER — CC

RESERVE

CIRCULATION
- ARTERIAL STREET
- COLLECTOR STREET

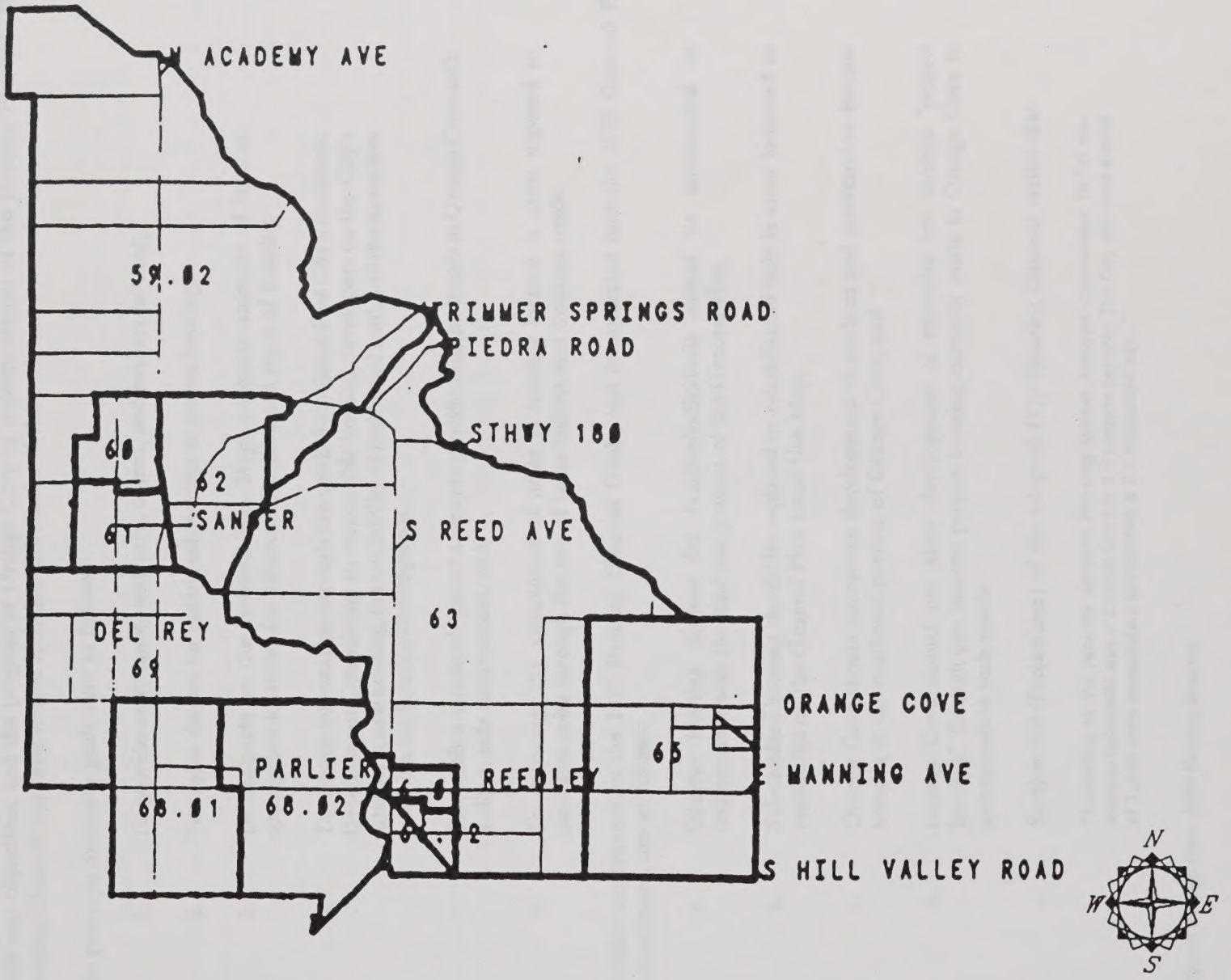
COMMUNITY PLAN
ORANGE COVE
LAND USE AND CIRCULATION ELEMENTS

FRESNO COUNTY BOARD OF SUPERVISORS ADOPTED FEBRUARY 18, 1976			
AMENDMENT	DATE	AMENDMENT	DATE
MAP & TEXT	9-22-81		

FRESNO COUNTY PLANNING DEPARTMENT

N W E S

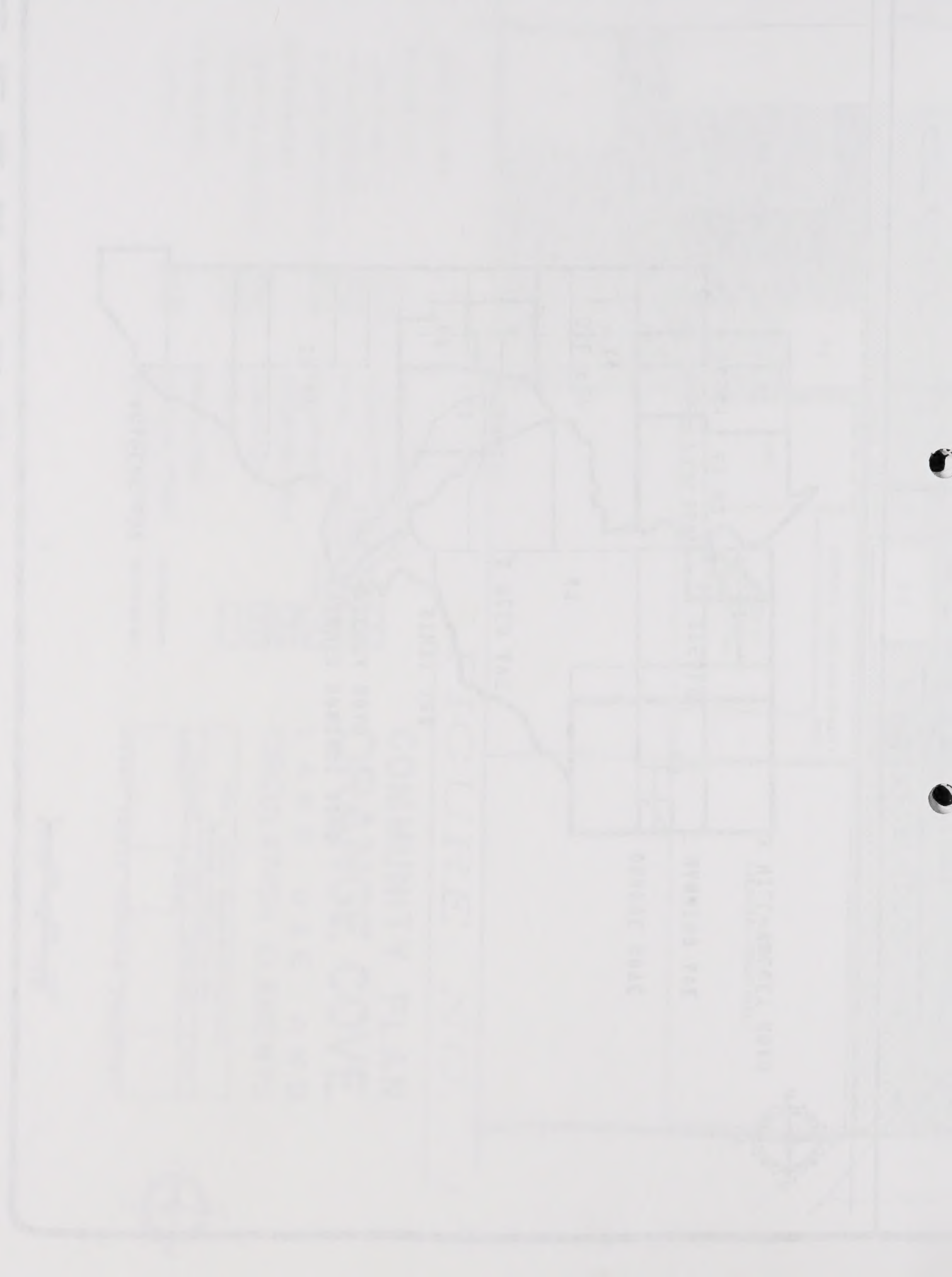
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SCALE IN FEET



CITY OF
ORANGE COVE

FIGURE NO. 2

MARKET AREA



II. EVALUATION OF THE 1979 HOUSING ELEMENT

Pursuant to §65588 of the Government Code, Orange Cove has reviewed its Housing Element and has evaluated the appropriateness of its housing goals, objectives, and policies in contributing to the attainment of the State Housing Goal, the effectiveness of the Housing Element in attainment of the community's housing goals and objectives, and the progress of Orange Cove in implementation of the Housing Element. The Housing Element has been revised to reflect the results of this review.

The previous element's goals were as follows:

1. To provide every family with safe, decent, and sanitary housing,

2. To create choices for individual families to secure housing,

3. To designate on the General Plan Maps adequate amounts of land at appropriate locations for different densities and types of housing,

4. To provide information through the newly formulated Five City's Economic Development Commission to responsible housing developers on the City's interest in new housing, the availability of residential land, and the incentives available for housing development,

5. To establish a redevelopment agency to provide neighborhoods in Orange Cove with a clean, safe environment, and

6. To encourage the attenuation of noise in housing located in areas exposed to excessive noise through the use of berm buffers and frontage roads.

Policies consequent to the 1979 Housing Element Goals, and incorporated into the 1979 General Plan Amendment, are as follows:

a. Greater housing choices for families/individuals should be encouraged in conformance with the land use policies of the General Plan,

b. Substandard housing should be replaced or rehabilitated only in areas indicated as residential on the General Plan Land Use Map,

c. Orange Cove should encourage development of medium and medium-low income housing in the southwest portion of Orange Cove, and

d. Orange Cove should not allow development of extensive low income "project housing". Enough low income project housing currently exists in Orange Cove to accommodate such needs.

e. Section 503 (Projections) of the adopted 1979 Housing Element stated that:

> "According to the recently adopted Housing Market Analysis (September 1978) the average household size of Orange Cove is 3.5 persons per unit. The City will need a total of 1,230 units immediately to maintain a 3.5 household size..."

Achievement of the adopted goals has not been accomplished; however, implementation of adopted policies was accomplished through zoning and subdivision ordinances, except for construction of 1,230 new units in order to keep Orange Cove's person per unit ration stable. Other policy implementation included pursuit of a Redevelopment Agency and Plan; recognition of HARP program sponsored by the County of Fresno for rehabilitation, repair, or demolition of substandard housing; application for financial assistance; immediate construction of low cost housing; and pursuit of available State and/or Federal financially assisted development programs.

Although some of the 1979 Element's projected Orange Cove needs were accomplished, the population growth rate has kept pace above the need for housing. The 1979 Element stated in Section 503,

> "According to the recently adopted Housing Market Analysis (September 1978), the average size of Orange Cove is 3.5 persons per unit. The City will need a total of 1,230 units immediately to maintain a 3.5 household size. Between 1980 and 1998, the City will need approximately 386 new dwelling units if it is to maintain a 3.5 household size."

The Fresno County Council of Governments assessed the housing situation in Orange Cove in its 1990 Fresno Regional Housing Needs Determination Plan (FRHNDP) and determined that 167 total housing units were needed between 1989 and 1996 (*see* Table No. A, *Post*). According to the Orange Cove Planning Department, 153 new units have been constructed from April 1990 to January 1995. In addition, there are 372 new units already completed or planned to be completed before the end of 1995. The City of Orange Cove will have 525 new housing units constructed before 1996, as compared with the 167 total housing units needed as determined by the 1990 FRHNDP.

This Housing Element amendment includes the ongoing goals of provision of low income, affordable housing, and the policy recommendation of further annexation of land from the County of Fresno in order to meet immediate and projected housing needs. The previous Housing Element amendment goals cannot be obtained without further encouragement of private enterprise/government funded housing, and acquisition of further acreage through annexation.

Table No. A
Estimated Housing Units Needed Per Agency
1989 - 1996

City	Very Low	Other Low	Moderate	Above Moderate	Total
Clovis	1,023	591	658	1,201	3,473
Coalinga	118	72	108	203	501
Firebaugh	8	5	5	5	23
Fowler	30	21	35	86	172
Fresno	3,948	2,688	3,478	6,347	16,461
Huron	25	17	17	12	71
Kerman	55	42	47	56	200
Kingsburg	110	65	98	144	417
Mendota	118	68	62	65	313
Orange Cove	**10**	**0**	**24**	**133**	**167**
Parlier	48	63	85	208	404
Reedley	236	182	188	377	983
Sanger	158	126	118	277	679
San Joaquin	13	8	7	7	35
Selma	186	146	176	382	890
Unincorporated	1,118	513	2\337	52	2,020
Total	7,202	4,607	5,443	9,556	26,808

Source: 1990 Fresno Regional Housing Needs Plan, Exhibit 1, Page 2.

Table No. B
City of Orange Cove Housing Activity
1990 - 1995

Date	Housing Units	
	Single Family	Multi-Family
4/1/90 to 1/1/90	4	2
1/1/90 to 1/1/92	6	6
1/1/92 to 1/1/93	11	5
1/1/93 to 1/1/94	38	21
1/1/94 to 1/1/95	44	16
1995	130	242

Source: City of Orange Cove Planning Department

The City of Orange Cove maintains records as to the total housing units constructed in the City, by both single and multi-family. The City, however, does not maintain records as to the income level of the housing units (*see* Table No. A, *Ante*). It should be noted that the City of Orange Cove encourages very low to moderate income housing. There are three housing developments under construction and included in the calculation for the 1995 housing units specifically, Frank Martinez Estates which will provide 130 single-family units, the Orchard Village Apartments, a 188-unit complex, and South Cove Apartments, a 54-unit complex. All three of these housing developments are intended to provide housing to low to moderate income families.

III. COMMUNITY PROFILE

In order to establish housing goals and policies, the housing needs of Orange Cove must be determined. This section provides and overview of Orange Cove's recent growth in terms of population and economic development. The 1990 Fresno Regional Housing Needs Determination Plan should be referred to for additional information.

The City of Orange Cove is situated in the southeast corner of Fresno County and located between Visalia and Fresno. It is located approximately 32 miles southeast of Fresno and 25 miles northwest of Visalia. Orange Cove is situated at the edge of the foothills of the Sierra Nevada Mountain Range and is ideally suited to growing citrus fruits and other crops.

Orange Cove has easy access to main highways and points of interest such as Kings Canyon National Park, Yosemite National Park, and Pine Flat Dam. The City's elevation is approximately 480 feet above mean sea level with a 1990 population of 5,604 persons, and an estimated 1995 population of 6,435 persons(According to State of California's Department of Finance estimates). Industries in Orange Cove include fruit packing and shipping, agriculture and related services, retailers, and public services. Orange Cove also has a number of churches and cultural/recreational facilities.

POPULATION

Orange Cove's population has grown moderately since 1980. Table No. 1 (*Post*) indicates that between 1990 and 1994, the population grew at an average rate of 2.5 percent per year over a four year period. This trend is expected to continue through the year 1998.

Table No. 1
Population Trends ■ 1980 - 1994
City of Orange Cove

Geographic Area	1980[1]	% of County Total	1990[2]	% of County Total	1994[3]	% of County Total	1996[4]	% of County Total
Fresno County	515,013	100	646,820	100	755148	100	830,927	100
Orange Cove	4,026	0.79	5,604	0.87	6,174	0.83	7,960	0.95

Source: [1]U.S. Bureau of Census 1980 [2]1990 Census
[3]DOF Estimate as of January 1, 1994 [4]COFCG Estimate for 1996

EMPLOYMENT

One of the largest employment sectors in Fresno County is in the agriculture business. Housing for agricultural employees is significant because of the large numbers of permanent and seasonal employees (the combination of which makes agriculture the largest employment sector) and the seasonal influx of migrant workers creates great demand for temporary housing.

Some new employment is expected to come from agriculturally oriented businesses which choose to locate some of their processing industry to Orange Cove. Other new employment will come as a result of continued construction projects in the public and private sectors. Since construction is, at best, seasonal, it is not expected that this will increase the housing needs of Orange Cove significantly. However, should another processing industry locate to Orange Cove, it would have a significant impact on the housing needs within Orange Cove.

Since Orange Cove's economic base is founded upon agriculture and its subsidiary interest, a large percentage of Orange Cove's population is employed as farm labor or within fruit packing and shipping operations. Since such occupations generally provide lower income levels, a need for low to moderately low income housing is associated with areas heavily populated with farm labor and fruit processors.

Retail, trade, education, and manufacturing industries have a large numbers of employees in addition to agricultural concerns. Table No. 2 (*Post*) indicated the percentage of persons employed in each sector.

Table No. 2

City of Orange Cove Employment by Industry* ■ 1990

Industry	City of Orange Cove	%	Fresno County	%
Agriculture, Forestry & Fisheries	958	52.3	31,549	11.7
Mining	0	0	532	0.2
Construction	83	4.5	15,471	5.7
Manufacturing - durable & nondurable goods	144	7.9	25,554	9.5
Transportation	52	2.8	10,682	4
Communication & Utilities	21	1.1	6,037	2.2
Wholesale Trade	69	3.8	12,855	4.8
Retail Trade	181	9.7	43,740	16.2
Finance, Insurance & Real Estate	42	2.3	17,394	6.4
Business/Repair Services	82	4.5	13,575	5
Personal Services	37	2	7,957	2.9
Recreation/Entertainment Services	0	0	2,821	1
Health Services	45	2.5	23,387	8.7
Education Services	70	3.8	25,728	9.5
Other Professional Services	12	0.7	16,562	6.1
Public Administration	36	2	15,982	5.9
Total Employed	1,832	99.9	269,826	99.8

***Employed persons 16 years of age and older**
Sources: U.S. Bureau of Census, 1990.

Employment Projections

The employment sector trends for Orange Cove can be expected to be relatively stable through 1996. Major employers for the Orange Cove area are:

1. Harding & Leggett, Inc.
2. Kaweah Citrus
3. Orange Cove Sanger Citrus
4. Sunny Cove Citrus, and
5. Kings Canyon School District

Ruiz Foods of Dinuba may utilize Orange Cove for canning and shipping in the near future. Actual growth of the above-mentioned industries may remain stable or decline as more agricultural land is utilized for

housing and industry development. The nature of jobs in the Orange Cove area is primarily farm labor and seasonal packaging operations. This equates to a large number of low and moderate income families and an equally large need for low to medium income housing.

A study done for the New United Way, Fresno County Vision 20/20 program showed the per capita income in 1993 to be $5,835 and projected to be $5,623 by 1998. A 1993 apartment analysis report for Orange Cove (produced by The Danter Company, Incorporated) showed the median household income for Orange Cove to be $16,221 and projected to be $17,782 in 1998. Since many low income families earn less than the median income, appropriate rent and purchase entitlements will be necessary in order to supplement funds available to low income families.

The Housing Authority for Orange Cove stated by phone that the majority of farm labor receives some sort of AFDC assistance during the course of the year, but that it is income assisted due to the seasonal nature if the work associated with citrus and fruit crops. There is currently no migrant farm worker housing in the City of Orange Cove.

IV. HOUSING PROFILE

This section provides and overview of Orange Cove's housing stock. Analysis of past trends of the housing stock provides a basis for determining the future housing needs of Orange Cove.

HOUSING CHARACTERISTICS

A review of census data indicates that Orange Cove's housing stock expanded by 219 units during the period 1980 - 1990. Data summarized in Table No. 3 (*Post*) reveal that the number of dwelling units in the City increased from 1,097 in 1980 to 1,316 in 1990, an average annual increase of 22 units. The COFCG predicts and increase of 167 households from 1990 to 1996. The actual growth of the housing inventory, however, has not been constant over time. Between 1980 and 1990, the average number of new housing units was 8.5 per year.

Table No. 3
Total Housing Stock ▪ 1980 - 1994

Geographic Area	1970	1980	1990	1994 (1)	% Increase 1970-1980	% Increase 1980-1990	% Increase 1990-1994
Fresno County	135,620	191,520	240,604	254,234	41.2	25.6	5.6
Orange Cove	921	1,149	1,316	1,514	24.8	14.5	15.05

Sources: U.S. Bureau of Census 1970, 1980, 1990
(1) 1994 estimate for California & Fresno County obtained from DOF, Orange Cove housing stock based upon 1990 Census data and building/occupancy permits granted from 1990 to December 1994.

The actual growth of the housing inventory has not been constant over time. A total of 167 units were built from 1980 to 1990, an average of 16.7 units per year. A total of 113 homes were built from 1990 to 1994, an average of 22.6 units per year(see Table No.B Ante). Three mobile homes were emplaced during this time period, and 18 demolitions of substandard housing units occurred.

During the 1980s, a housing recession kept residential development relatively low throughout the State. In the mid 1980s, housing development increased in Orange Cove until about 1987, which saw marked decreases in the amount of single and multiple-family dwelling unit construction. With the increase in development land costs near larger metropolitan cities like Fresno and Visalia, Orange Cove provides opportunities for private developers to construct housing for commuter based families. The data from Table No. 3 shows a large percent increase in housing starts for Orange Cove between 1990 and 1994, approximately three times that for Fresno County. The datum for 1990 to 1994 does not reflect the entire decade and the actual percent change will probably level out or increase further as the year 1998 approaches. This is due to new construction in Orange Cove and possible annexation of adjacent lands from Fresno County for housing development.

An examination of census data provides insight into the changing demand for different types of dwelling units within Orange Cove and Fresno County. The three basic types of housing units for which data are presented are: single-family detached units, multiple-family units which range in size from duplexes to large apartment developments containing many units, and mobile homes located in mobile home parks and on individual lots.

Although the predominant type of dwelling unit continues to be the conventional single-family residence, its predominance has been steadily declining. Single-family units in Fresno County fell from 83.89 percent of the total housing stock in 1980 to 81.0 percent in 1990. Statewide trends indicate a similar decline due primarily to an increased market share of lower-priced mobile homes and rental apartment units. Although Census Data for the year 1998 is not available, DOF estimates project a similar trend will occur in the 1990s.

Comparison of the growth rates of the three dwelling types in Orange Cove (*see* Table No. 4, *Post*) further illustrates this change in dwelling type. From 1980 to 1990, single-family dwellings increased by only 10.85 percent while multiple-family units increased by nearly 30 percent, and while the percentage of mobile homes doubled from 1980 to 1990, they still represent an insignificant share of the housing market.

Table No. 4

Total Dwelling Units by Type of Structure ■ 1970 - 1990

Dwelling Type	1970		1980		1990		% Increase 1970-1990	% Increase 1980-1990
	Units	% of Total	Units	% of Total	Units	% of Total		
Single-Family	886	96.2%	937	81.8%	1039	79.2%	5.8%	10.9%
Multi-Family	32	3.5%	209	18.2%	271	20.6%	553.7%	29.7%
Mobile Homes	3	0.3%	3	0.3%	6	0.2%	0.0%	100.0%
Total Year-Round Dwelling Units	921	100.0%	1149	100.0%	1316	100.0%	14.5%	14.5%
Sources: U.S. Bureau of the Census, 1970, 1980, 1990								

Orange Cove's housing stock ranges from very small single-family residences to large, expensive single-family homes. The newest subdivision in Orange Cove contain a mixture of low, moderate, and above moderate income housing. Of all housing currently available in Orange Cove, approximately 53.57% was built prior to 1970, and 23.7% was built prior to 1950. Although a portion of the homes built prior to 1970 are in good or excellent condition, Orange Cove has approximately 23 units which could be demolished immediately.

Multiple family residences in Orange Cove range from duplexes and triplexes to large multiplexes. A significant portion of the multiple family residences are government owned or subsidized rental projects for

very low, low, and moderate income families. These units are located in the northern, central, and southern sections for Orange Cove.

Before current housing problems can be understood and future needs anticipated, housing occupancy characteristics must be identified. An analysis of household size, household growth, tenure, and vacancy trends complements the previous analysis of population and housing characteristics during the same time period.

Households

A review of available data shown in Table No. 5 (*Post*) indicates that Orange Cove's households increased by 196 during the period of 1980 to 1990; a 17.9 percent increase. This rate of growth is only slightly lower than Fresno County as a whole.

Table No. 5
Total Households ■ 1980 - 1990

Geographic Area	1980	1990	% Increase 1980-1990
California	8,629,866	10,381,196	20.3%
Fresno County	178,506	220,933	23.8%
Orange Cove	1,097	1,293	17.9%
Sources: U.S. Bureau of Census 1980, 1990.			

In the City of Orange Cove, the number of households further increased by 153 during the period of 1990 to 1994; an 11.8 percent increase in just five years.

Household Size

Although there was a steady and marked decrease in the average number of persons per dwelling unit (approximation of household size) in both the State and County, Orange Cove's average household size increased an average of almost 15% between 1980 and 1994. In 1980, the average number of persons per household unit in Orange Cove was 3.67; 1990 census data indicate that the average household size rose to 4.31 persons per household (*see* Table No. 6, *Post*). Increases in household size result from factors such as low vacancy rates and high cost coupled with low income. Households in Orange Cove are expected to continue to grow at an annual rate of approximately 1.8% per year.

Table No. 6
Average Number of Persons Per Occupied Dwelling Unit ■ 1970 - 1990

Geographic Area	1970	1980	1990	% Change 1970-1980	% Change 1980-1990
California	2.95	2.65	2.35	-9.2%	-12.3%
Fresno County	3.2	2.82	2.48	-11.8%	-32.4%
Orange Cove	3.3	'3.67	4.31	11.2%	17.4%
Source: U.S. Bureau of Census, 1970, 1980, 1990.					

Housing Tenure

Homeownership within Orange Cove decreased by 8.6 percent during 1980 to 1990. This decline in homeownership for Orange Cove residents can be explained in part by an increase in construction of rental units in comparison with relatively few single-family homes being constructed. This trend is coupled with a decrease in overall per capita income for the area; people with low incomes can not afford to purchase their own home, thereby increasing the demand for rental units. There are 242 apartment units compared with 130 single family homes being constructed in Orange Cove in 1995.

Vacancy Rates

The vacancy rate is a measure of the general availability of housing. It also indicates how well the type of units available meet the current housing market demand. A low vacancy rate suggests that families may have difficulty finding housing within their price range; a high vacancy rate may indicate either the existence of deficient units undesirable for occupancy, or an oversupply of housing units.

Table No. 7
Housing Tenure ■ 1980 - 1990

Geographic Area	1980				1990			
	Owner Occupied	%	Renter Occupied	%	Owner Occupied	%	Renter Occupied	%
Fresno County	105,142	58.9	73,364	41.1	119,876	54.2	101,057	45.74
Orange Cove	661	60.3	436	39.7	668	51.66	625	48.34
Sources:	**Bureau of Census, 1980, 1990.**							

Table No. 7-A
City of Orange Cove - Vacancy Rates

Area	1990
Orange Cove	
Owner Occupied	0.3
Renter Occupied	1.0
Fresno County	
Owner Occupied	1.5
Renter Occupied	5.5
State of California	
Owner Occupied	2.0
Renter Occupied	5.9

Source: 1990 Census Data

Note: Table 6-A shown that the vacancy rate for owner-occupied housing units in Orange Cove was 0.3 percent in 1990. This means that 0.3 percent of all owner-occupied units were vacant. 1.0 percent of all rental units were vacant.

According to the Census, the vacancy rate for owner units is less than 1 percent and for rental units is approximately 1 percent. This tight housing market is evidenced by overcrowding and overpaying. These rates demonstrate a need for more affordable housing, and in particular, units suitable for large families.

Table No. 8
Orange Cove Population and Housing Estimates ■ 1980 - 1994

DATE	POPULATION		HOUSING UNITS						
	TOTAL	HOUSE-HOLDS	TOTAL	SINGLE-FAMILY	MULTIPLE-FAMILY	MOBILE HOMES	OCCUPIED	% VACANT	PERSONS PER HOUSEHOLD
4/01/80	4026	4016	1149	940	209	0	1097	4.53	3.661
1/01/81	4096	4084	1160	948	212	0	1107	4.57	3.689
1/01/82	4336	4323	1192	960	232	0	1143	4.11	3.782
1/01/83	4473	4458	1204	976	228	0	1150	4.49	3.877
1/01/84	4651	4631	1218	989	228	1	1162	4.6	3.985
1/01/85	5061	5039	1290	1003	286	1	1257	2.56	4.009
1/01/86	5081	5057	1294	1009	284	1	1261	2.55	4.010
1/01/87	5167	5142	1305	1022	281	2	1271	2.61	4.046
1/01/88	5208	5181	1306	1025	279	2	1265	3.14	4.096
1/01/89	5376	5348	1310	1033	275	2	1276	2.6	4.191
1/01/90	5544	5514	1316	1042	272	2	1286	2.28	4.288
1/01/91	5653	5623	1319	1045	271	3	1288	2.35	4.366
1/01/92	5797	5767	1330	1050	277	3	1302	2.11	4.429
1/01/93	5814	5784	1346	1060	282	4	1295	3.79	4.466
1/01/94	6174	6144	1401	1093	303	5	1366	2.5	4.498

Sources: CA Department of Finance, Demographic Research Unit

V. HOUSING NEEDS

EXISTING HOUSING NEEDS

Like most other areas of the State, Orange Cove's goal of providing a decent home and suitable living environment for every family has not yet been achieved. The following analysis of current housing conditions documents Orange Cove's housing problems relative to various segments of the population.

Housing need is a complex issue, consisting of at least three major components: housing affordability, housing quality, and housing quantity. In addition, certain segments of the population have traditionally experienced unusual difficulty in obtaining adequate housing. Those unusual difficulties experienced by the elderly, the handicapped, female heads of households, large families, and farm workers are discussed as special housing needs in this section.

Housing Affordability

State housing policy recognizes that cooperative participation of the private and public sectors is necessary to expand housing opportunities to all economic segments of the community. A primary state goal is the provision of a decent home and a satisfying environment that is affordable. The private sector generally responds to the majority of the community's housing needs through the production of market-rate housing. There are many components involved in housing costs. Some of these factors can be controlled at the local level, others cannot. It is a primary goal of Orange Cove to adopt local policies and procedures which do not unnecessarily add to already escalating housing costs.

Some of the effects or problems which result from increased housing costs include the following.

- Declining Rate of Homeownership: As housing prices and financing rates climb, fewer people can afford to purchase homes. Households with median and moderate incomes who traditionally purchased homes, compete with less advantaged households for rental housing. This can be expected to result in lower vacancy rates for apartment units and higher rents.

- Overpayment: The cost of housing eventually causes fixed-income, elderly and lower income families to use a disproportionate percentage of their income for housing. This causes a series of other financial problems often resulting in a deteriorating housing stock because the costs of maintenance must be sacrificed for more immediate expenses (e.g., food, clothing, medical care, and utilities).

- Overcrowding: As housing prices climb, lower income households must be satisfied with less house for the available money. This can result in overcrowding which places a strain on physical facilities, does not provide a satisfying environment, and eventually causes conditions which contribute to both deterioration of the housing stock and neighborhoods. Buying a new home has become a major problem for many families, particularly first-time home buyers.

Declining Rate of Homeownership

The average value of a home in Orange Cove in 1970 was approximately $30,000. Today, the average value of the same or newer home is approximately $55,000. This equates to an increase of approximately $10,000 per decade in home values for Orange Cove. Property values have also risen; the average cost for an

unimproved acre of land within Orange Cove is approximately $35,000, while the average cost for an improved (curb and gutter) acre is $45,000 to $55,000.

According to building permit records at the City of Orange Cove's City Hall, there were 153 housing units constructed between 1990 and 1994. The median value for a home in the City of Orange Cove has increased from $33,700 in 1980 to $52,300 in 1990. It is estimated that the amount of new homes built, as well as the price of such homes, will increase at a steady rate in the coming years due to inflation and Orange Cove's encouragement of development. Table No. 9 (*Post*) shows the relative changes in housing values in Orange Cove from 1980-1990 and also from 1990 to October, 1995.

Of the 56 homes that have been bought or sold in 1994 and thus far in 1995, over 70% were in the $50,000 to $99,000 price range. The housing values should continue to follow the same trends as the end of the decade approaches. Since the 133 single family homes which are being constructed in 1995 are primarily suited for low to moderate income households they should significantly increase the number of homes valued in the $20,000 to $99,000 range. Therefore, housing values and median housing values should continue to rise as the cost of living rises, but also remain proportional to the 1990 cash values.

Table No. 9
Relative Change in Housing Cash Values & Median Values ▪ 1980-1994
City of Orange Cove

Cash Value	1980	1990	1994 to 1995*	% Change 1980 to 1990	% Change 1990 to 10\1995
<$20,000	104	16	4	-84.62%	-75.00%
$20,000 to $29,999	128	26	2	-79.69%	-92.30%
$30,000 to $49,999	284	210	6	-26.05%	-97.14%
$50,000 to $99,999	63	348	41	+ 552.38%	-88.22%
$100,000 to $149,999	-	8	3	+ 800%	-65.50%
$150,000 to $199,999	-	1	-	+ 100%	-100%
>$200,000	-	1	-	+ 100%	-100%
Median Value	$ 33700	$ 52300	$62,464	+ 155.19%	+19.43%
Total Units	579	610	56	+ 5.35%	-90.82%

Sources: 1980, 1990 U.S. Bureau of the Census
Value Tables for Specified Owner-occupied Housing Units
***Note:** Source of 1994 & 1995 data is the Dataquick Information Systems Report provided by Chicago Title Company, Fresno, California. Cash value is based on the last transaction value.

Overpayment

Since many families do not have the necessary income to purchase a home, many are forced to rent housing. In 1990, the number of families spending greater than 25% of total income for rent was 356 (*see* Table 10-A). Over 50% of renters, and over 25% of home owners in Orange Cove spend over 25% of their incomes on housing.

Overpayment in terms of income for housing causes a number of correlating effects. Overall housing quality tends to decline, generally, due to lack of usable funds for upgrading or maintaining a residence or apartment. This lack of maintenance, especially on older housing, causes the value of properties to fall, which in turn causes aesthetic decline of the community as a whole. People wanting to relocate are drawn to communities which are well kept and provide jobs or relatively easy access to current employment. Also, not only is it harder for a family to enjoy increases in their standard of living, but money that would otherwise be spent on goods and services must now be spent for housing. The median rent for an apartment in 1970 was $67, while median rent in 1990 for an apartment was $355, and in 1994 was $338. Table No. 10 (*Post*) quantifies Orange Cove households by income group and Table No. 10a quantifies housing payment values by percentage of income. Table Nos. 10b and 10c further quantify issues of housing and cost.

Table No. 10
Orange Cove Households by Income Group ■ 1989

Total Households	Income Groups							
	Very Low Income[1]	% of Total	Other Lower Income[2]	% of Total	Moderate Income[3]	% of Total	Above Moderate Income[4]	% of Total
1275	386	30.27	397	31.14	310	24.33	182	14.3

Sources: Fresno Regional Housing Needs Determination Plan 1990
[1] Income not exceeding 50% of the median family income of the County of Fresno.
[2] Income between 50% and 80% of the median family income of the County of Fresno.
[3] Income between 80% and 120% of the median family income of the County of Fresno.
[4] Income above 120% of the median family income of the County of Fresno.
Median Family Income for Orange Cove (1990 Census) = $16,057

Table No. 10a
Orange Cove Households Spending
Over 25% of Gross Income for Housing

Households	Owner Households	Renter Households	Total Households
Total Specified Households	650	625	1275
Paying more than 25% of Income	165 (25.4%)	356 (57.0%)	521 (40.9%)
Lower Income Households			
Household Income less than 24,000	375	510	885
Paying more than 25% of Income	118 (31.5%)	346 (67.8%)	464 (52.4%)

Note: "Specified" Households are as defined in the 1990 Census. The data is an estimate based on Census tables and does not represent a complete count of all households, however, it is the only available data which measures housing costs as a percent of income. The table uses households with incomes less than $24,000 per year as an estimate of lower-income households. This is the targeted income for small cities CDBG program.

Table No. 10b
Median Value of Owner Occupied Units and Median Contract Rent

PLACE	Median Value Owner Occupied Housing*				Median Contract Rent			
	1980	1990	1994	% Increase 1980-1994	1980	1990	1994	% Increase 1980-1994
Fresno County	$62,200	$83,600	$92,160	48.20%	$199	$363	$429	155.80%
Orange Cove	$33,700	$52,800	$60,440	79.20%	$152	$285	$338	115.60%

Sources: Fresno County CHAS, 1980, 1990 Census, City of Orange Cove Planning Department
***Non-condominium Units**

Table No. 10C
Monthly Ownership and Renter Costs and Percent of Median Household Income ■ 1980, 1990

PLACE	Median Selected Monthly Owner Costs*					Median Monthly Gross Rent				
	1980 Dollars	% of Household Income	1990 Dollars	% of Household Income	% Change 1980-1990	1980 Dollars	% of Household Income	1990 Dollars	% of Household Income	% Change 1980-1990
Fresno County	$353	20.60%	$762	22.30%	115.90%	$237	27.20%	$434	29.20%	83.10%
Orange Cove	$214	21.60%	$425	21.50%	98.60%	$203	25.5%`	$355	28.70%	74.90%

Sources: 1980, 1990 Census. Fresno County CHAS
*** = With a Mortgage**

Table Nos. 10, 10a, 10b (*Ante*), and 10c (*Post*) clearly show that, of all households, the greatest number fall at or below the "other lower income" classification and that more households spend greater than 25% of their gross income than not. This equates to a need for housing units which provide decent and liveable housing which can be afforded by the lowest income segment of the Orange Cove population.

The 118 lower-income owner households that overpay for housing may need assistance in maintaining their units. The rehabilitation program could target these lower-income households. The City of Orange is currently involved with programs designed to help low income households. The City was involved in the HARP program from 1980 until approximately 1990 when the programs was cut. Currently, Orange Cove is involved with and encourages the County of Fresno Home Investment Partnership Program (HOME) which allocates funds to eligible state and local governments that help to strengthen public-private partnership to provide more decent, safe, sanitary and affordable housing to very low and low income persons. The City has applied for the HOME program in the past; however, funds have not been available until the current year. Orange Cove also encourages Fresno County Housing Authority's Section 8 programs. The local Housing Authority was contacted regarding the number of single family homes currently assisted by Section 8. The City of Orange Cove has had single family homes assisted by section 8 in the past; however the Housing Authority does not keep historical records so additional information on past is not available.

Most of the renters overpaying for housing are households with low incomes (356 households). This indicates a need for more affordable rental housing opportunities. The City of Orange Cove also uses the Housing Authorities Section 8 program renters. Through this program both the homeowner and the renter benefit, and the renter is guaranteed portions of the rent. The local Housing Authority was contacted regarding the number of multi-family units (or apartments) which are currently assisted by Section 8, and their records showed that there are none. A unit is only assisted by Section 8, as long as a Section 8 persons is a resident.

The City of Orange Cove has had multi-family units assisted by Section 8 in the past; however the Housing Authority does not keep historical records so additional information on the past assistance is not available.

Orange Cove has recognized overpayment as a serious issue and is working at ways to change it. The three most recent housing developments in Orange Cove (Frank Martinez Estates, Orchard Village Apartment, and South Cove) are directly addressing the problem by providing affordable housing to low and moderate income persons. The City has will continue such efforts in attempts to relieve any overpayment issues.

Overcrowding

Table No. 11 (Post) shows that 44 percent of the total housing units within Orange Cove were overcrowded in 1990. Information shows the most serious overcrowding problem among renter households. The Bureau of Census defines overcrowded housing units as those in excess of a 1.01 person per room average. Overcrowding is often reflective of one of three conditions; either a family or household living in too small a dwelling, a family required to house extended family members (i.e. grandparents or grown children and their families living with parents), or a family renting inadequate living space to non-family members (i.e. families ranting to migrant farm workers).

Whatever the cause of overcrowding, there appears to be a direct link to housing affordability. Either homeowners/renters with large families are unable to afford larger dwellings, older children wishing to leave home are prohibited from doing so because they cannot qualify for a home loan or are unable to make rental payments, grandparents on fixes incomes are unable to afford suitable housing or have physical handicaps that force them to live with their children, families with low incomes will permit overcrowding to occur in order to derive additional income, or there is an insufficient supply of housing units in the community to accommodate the demand.

The extent of the overcrowding problem is shown in Table No. 11 (*Post*); however, the specific causes of overcrowding in Orange Cove cannot be determined without conducting special studies.

Overcrowding general needs for Orange Cove homeowners translate into existing unit rehabilitation and room additions to existing units capable of such expansion. Orange Cove has already began addressing the overcrowding issues. In the Orchard Village-188 unit complex there will be 28 units with four or more bedrooms and at the Frank Martinez Estates 43 of the 130 single family homes will have 4 more bedrooms. Both of these developments are currently under construction. In addition, the Fresno County Housing Authority has 29 apartment units in Orange Cove with 4 or more bedrooms. In efforts to help reduce the number of renters per unit in the Orange Cove area, will encourage new developments having a greater number of three and four bedroom units.

Table No. 11
Orange Cove Overcrowding by Tenure ▪ 1990

PLACE	Owner - Persons Per Room			Renter - Persons Per Room			Total Persons Per Room		
	Occupied	>1.01 PPR	%>1.01 PPR	Occupied	>1.01 PPR	%>1.01 PPR	Units	>1.01 PPR	%>1.01 PPR
Fresno County	119,876	7,757	6.5%	101,057	22,514	22.3%	220,933	30,271	13.7%
Orange Cove	668	191	28.6%	625	380	60.8%	1,293	571	4402%
Sources:	**1990 Census, Fresno County CHAS** **PPR = Persons Per Room**								

Housing Quality

The two most prominent factors which contribute to poor housing quality are inadequate maintenance and aging, and both are often linked together. Aging homes and apartments which do not receive adequate maintenance are first perceived as eye-sores and later as health and safety concerns unfit for residency by any income level or family. Adequately maintained housing of almost any age can provide safe, appropriate housing. Obsolescence of aging housing can cause other concerns (i.e., energy efficiency, sanitation, etc.).

While age certainly is contributory to housing quality problems, another factor that could partly explain housing quality deficiencies is overcrowding. This factor, which often correlates with substandard conditions, is a problem in many cities. Other factors include lack of appropriate size housing units, low incomes, and large families. Many communities face severe overcrowding during the harvest season when migrant farm workers expand the local labor force and compete for housing accommodations. Table No. 12 (*Post*) presents the results of a 1994 housing quality survey (accomplished by RM Associates) as compared to 1990 Census data.

Table No. 12
Orange Cove Housing Quality ■ 1990-1994

Orange Cove	Standard Condition	%	Minor Rehabilitation	%	Major Rehabilitation	%	Demolition	%	Total Dwellings
1990	791	68.48	149	13	-	-	23	2	1155
1994	228	18.43	675	57	311	25	23	1.86	1237
Sources: Census Data 1990 RM Associates Housing Quality Survey, November 10, 1994									

Immediate demolition of the 23 units listed in Table No. 12 (*Ante*) will add another 23 units to the 167 units of need listed in Table No. 18 (*Post*).

SPECIAL HOUSING NEEDS

The State Housing Law requires that the special needs of certain disadvantaged groups be addressed. The needs of the elderly, handicapped, large families, female heads of household, and farm workers are discussed in the following sections.

Elderly Persons

The special housing needs of the elderly are an important concern of Orange Cove since they are likely to be on fixed incomes or have low incomes. Besides this major concern, the elderly maintain special needs related to housing construction and location. The elderly often require ramps, handrails, lower cupboards and counters, etc., to allow greater access and mobility. They also need special security devices for their homes to allow greater self-protection. The elderly have special needs based on location. They need to have access to public facilities (i.e., medical and shopping) and public transit facilities. In most instances, the elderly prefer to stay in their own dwellings rather than relocate to a retirement community, and may need assistance to make home repairs. If they decide to relocate, their new home should allow for small pets and possible space for a garden. In any event, it is important to maintain their dignity and self-respect.

According to the 1990 Census, 421 Orange Cove residents, or 7.6 percent of the total population, were 62 years of age or older in 1990. Orange Cove's population over the age of 75 was 157 residents, or 2.8 percent of Orange Cove's population total in 1990. 17.4 percent of all households were elderly in Orange Cove. A total of 7.36 percent of all elderly households are renters in Orange Cove. Table No. 13 quantifies the number of elderly individuals in Orange Cove in 1990.

Table No. 13
Orange Cove Elderly Population ■ 1990

Households - Type	Total Households	Owner Households	Renter Households
Total	1293	668	625
Elderly	263	179	46
Percent Elderly of Total	20.30%	26.80%	7.36%
Sources: U.S. Bureau of Census, 1990.			

There is currently no way of determining the number of elderly households which are renters and below the poverty level. The Fresno County Comprehensive Housing Affordability Strategy (CHAS) reviewed information on Fresno County's elderly population in relation to smaller cities and the unincorporated areas.

The CHAS determined the following estimated relationships:

> "The percentage of persons 60 years and over below poverty level is higher in the smaller cities of Fresno County than in the unincorporated areas. This is an indication of the location of support services, including commercial and medical facilities, available to the elderly in the smaller cities as opposed to the unincorporated areas.
>
> Although aggregate data suggest a lower incidence of poverty among the elderly population in the rural areas, the incidence of poverty among the elderly parallels the low income concentration data for all age groups...Census Tract data indicate poverty ratios for the elderly approach or exceed the Countywide average in certain rural areas...On the eastside, low income areas are concentrated around the cities of Orange Cove, Parlier, the community of Del Rey, the western part of Selma, the eastern part of Sanger, and the community of Malaga."

There is currently only one Section 8 assisted housing unit for the elderly in Orange Cove. There are currently no elderly individuals or families on FCHA housing waiting lists for Orange Cove. Future housing development in Orange Cove should provide some units for elderly individuals or families which may wish to avail themselves of assisted housing.

Handicapped Persons

There are many types of handicaps, and definitions are a problem. Local governments utilize the definition of "handicapped" persons as that contained in Section 22511.5 of the California Administrative Code for vehicle and building code enforcement. A handicapped person (disabled person) is defined as:

1. Any person who has lost, or has lost the use of, one or more lower extremities or both hands, or who has significant limitation in the use of lower extremities, or who has a diagnosed disease or disorder which substantially impairs or interferes with mobility, or who is so severely disabled as to be unable to move without the aid of an assistant device.

2. Any person who is blind to such an extent that the person's central visual acuity does not exceed 2/200 in the better eye, with corrective lenses, as measured by the Snellen test, or visual acuity that is greater than 20/200, but with a limitation in the field of vision such that the widest diameter of the visual field subtends an angle not greater than 20 degrees.

3. Any person who suffers from lung disease to such an extent that his forced (respiratory) expiratory volume one second when measured by spirometry is less than one liter or his arterial oxygen tension (pO_2) is less than 60 mm/Hg on room air at rest.

4. Any person who is impaired by cardiovascular disease to the extent that his functional limitations are classified in severity as Class III or Class IV according to standards accepted by the American Heart Association.

Handicapped persons often require specially designed dwellings to permit free access not only within the dwelling, but to and from the site. Special modifications to permit free access are very important. The California Administrative Code Title 24 requirements mandate that public buildings, including motels and hotels, require that structural standards permit wheelchair access. Rampways, larger door widths, restroom modifications, etc., enable free access to the handicapped. Such standards are not mandatory for new single family or multi-family residential construction.

Like the elderly, the handicapped also have special needs based on location. Many desire to be located near public facilities, and especially near public transportation facilities that provide service to the handicapped. It should be noted that many government programs which group seniors and handicapped persons together (such as HUD Section 202 housing) are inadequate and often do not serve the needs of the handicapped.

Table No. 14 (*Post*) indicates the number of persons in 1990 who had handicaps that either restricted them from working or restricted them from using public transportation. It should be noted that the listing of those persons with transportation disabilities includes a large number of persons 65 years of age and older.

As indicated, 2.62 percent of Orange Cove's households contained members who were unable to work because of a disability, and 0.75 percent were unable to drive a vehicle due to a disability.

Table No. 14
Orange Cove Handicapped Households ■ 1990

Orange Cove	Worker Disability	Total Population	% of Population	Transportation Disability	% of Population
	147	5604	2.62%	42	0.75%
Based on persons 16-64 years of age. Sources: U.S. Bureau of Census, 1980.					

Currently, there are no handicapped/disabled individuals waiting for housing in Orange Cove. No records were available from the FCHA which would indicate that there has ever been a waiting list for such individuals for housing in Orange Cove. In light of the existing population of handicapped/disabled individuals in Orange Cove as shown in Table 14 (*Ante*), it seems that the housing need in Orange Cove for such individuals is adequate as of the present; however, Orange Cove should consider such needs in future housing developments in order to be prepared for such contingencies.

Large Family Households

Large families are indicative not only of those households that require larger dwellings to meet their housing needs, but are also reflective of a large number that live below the poverty level. The FCHA does not have any data on family size. It does, however, maintain data on the minimum number of bedrooms requested in an application. The FCHA notes that people who need subsidized housing are usually willing to take any size unit for which they qualify. The maximum number of persons per bedroom is two. Any household requiring three or more bedroom units, therefore, are likely to have five or more members. On the conventional FCHA waiting list, there are only seven families that have requested three bedroom units. These figures represent households which had identified Orange Cove as one of three or four acceptable locations and this number does not reflect the actual numbers of large families now living in Orange Cove.

The Farm Labor application lists for FCHA housing include 63 families on three bedroom waiting list and 19 families on the four bedroom waiting list. Again, these figures do not reflect the actual number of Orange Cove families which are considered to be large families.

According to the 1990 Census, there were 542 households with five or more individuals per household living within Orange Cove. New construction projects in Orange Cove should contain a proportionate number of affordable housing units with 3 to 5 bedrooms, whether such construction projects are for single or multiple family dwellings.

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Table No. 14-A
City of Orange Cove - Large Families

Household Type	Owner	Renter	Total
Total	668	625	1293
Large Family	241	320	561
Percent	36%	51%	43%
Source: Housing and Community Development			

Female Heads of Household

A female head household is a family occupied housing unit with one or more children, where the female is the sole financial support. Families with female heads of household often have income that is generally below the median household income and can experience a high incidence of poverty. Table No. 15 (*Post*) lists the numbers and percentages of those female-headed households where at least one child is present.

A high poverty level often results in poorly maintained dwellings since income is more apt to be spent on more immediate needs such as food, clothing, transportation, and medical care. Traditionally, housing maintenance has been the responsibility of male heads of household. Female heads of household are sometimes ill-prepared to take on this responsibility without proper training or knowledge and may need assistance. Since their time may be limited to taking care of basic household chores, earning income, and caring for their children, they may have little time to spend on maintaining their dwelling.

Table No. 15
Orange Cove Female Heads Of Household With Dependent Children ▪ 1990

Place	Total Households	Female Headed Households*	% Of Total Households
Orange Cove	1,293	191	14.7
*Households with one or more persons under 18 years of age. Sources: U.S. Bureau of Census, 1990. Fresno County CHAS			

Of all Fresno County Cities, Orange Cove has the third highest incidence of single female parent families, and the second highest number of persons below the poverty level. In 1990, 14.7 percent of Orange Cove's households were female-headed. There are approximately 381 families in the City of Orange Cove that are currently receiving Aid for Dependent Children (AFDC). This number represents the total number of families on AFDC. A contact at the Department of Social Services stated that the number was the total as of March 7, 1995, and was not divided in such a way to show the number of female headed households currently receiving AFDC.

Farm Workers

More persons are permanently and seasonally employed in agriculture in Fresno County than in any other county in the state. The State of California Employment Development Department reported that in 1994 an average of 31,180 persons were directly employed in agriculture in Fresno County.

A breakdown of workers by employment relationship appears in Table No. 16 (*Post*). In examining the figures, it should be noted that 59 percent of total agricultural employment in Fresno County is seasonal. If the 3,360 farmers and their unpaid family members are deducted from the total, 66 percent of all hired employees are seasonal. To indicate this in a different way, in 1994 the 18,400 seasonal farm worker employees were almost double that of the 9,420 full-time regularly hired farm worker employees.

Table No. 16
County Agricultural Employment By Type Of Worker ▪ 1994

Farmers & Unpaid Family	Hired Regular	Hired Seasonally	Total Workers
3,360	9,420	18,400	31,180
Sources: State Employment Development Department 1994, In-Season Farm Labor Report.			

The State of California defines seasonal employees as those who are employed less than 150 consecutive days by the same employer. Seasonal workers may be migratory or they may be persons or family members who are temporarily employed but permanently located in Fresno County. The Employment Development Department reported that in 1994, a monthly average of 2,760 seasonal employees were from other states and, a monthly average of 2,760 had migrated from locations within the State of California. The vast majority (12,880 - or 70 percent of the seasonal laborers) were local. The state defines a local worker as a seasonal laborer who resides close enough to the job site to return home each night.

It is important to remember that these seasonal numbers are an average of monthly figures. On the average, 2,760 non-local employees work on farms in Fresno County. By definition, these workers are too far from their permanent residences to commute. Table No. 16 (*Ante*) indicates that the number exceeds four thousand persons during some months.

No additional information is currently available on migrant farmworkers or their special housing needs beyond that provided in Table No. 17 (*Post*).

Table No. 17
Fresno County Monthly Variations
In Seasonal Agricultural Sector Employment ▪ 1981

Month	Local	Non-Local	Total
January	20,500	480	20,980
February	11,000	1,000	12,100
March	7,900	510	8,410
April	8,000	1,140	9,410
May	15,000	4,160	19,160
June	26,000	2,980	28,980
July	29,000	3,420	32,420
August	25,700	2,840	28,540
September	20,000	4,210	24,210
October	12,000	3,850	15,850
November	8,500	880	9,380
December	9,570	5,200	14,770
Monthly Average	16,100	2,560	18,660
Sources: State Employment Development Department, 1981.			

Housing shortages exist during peak seasonal labor periods when a large influx of migrant workers occurs in Fresno County. During these periods, every form of temporary, substandard, and standard shelter is occupied.

The 1990 Fresno Regional Housing Needs Determination Plan provided no new figures on migratory housing needs, but considered the data from the 1981 Fresno Regional Housing Needs Determination Plan to be reflective of current needs. Table No. 17 (*Ante*) reflects figures gathered by the State Employment Development Department for seasonal agricultural labor for Fresno County. These figures are considered reflective of current temporary farm labor employment.

Homeless

The problem of homelessness is a growing concern in many communities however, the City of Orange Cove has virtually no homeless persons living within the City limits. According to local officials, no homeless people have been observed in the City.

Unlike Fresno which is intersected by Highway 99, Orange Cove is approximately 20 to 25 miles away. Highway 99 is the closest major transportation artery running north and south through the State. Since the City of Orange Cove is isolated and some distance away from this and any other major transportation route, people normally would not travel through the City. Since this is the case, local officials do not feel that homelessness has been or will ever be a problem in the City. The City does have a population of migrant farmworkers during the harvest season, but does not experience as large an influx as would a city located closer to a major transportation route. During the harvest season migrant workers take up residence with other

citizens of the city, whereby adding to the overcrowding problem. Therefore homelessness is not the problem but rather the overcrowding caused by the additional population is the problem. Orange Cove is addressing overcrowding by providing additional housing to low and moderate income persons. This additional development will not only alleviate overcrowding but will also provide additional housing for all the workers and keep the homeless problem in the city as a non-factor.

The City does its best to provide housing for all its citizens by encouraging very low, low and moderate income housing. It appears that any individuals which would normally be considered homeless have shelter either in extremely low rent units or with other individuals, and also receive some sort of housing assistance. Due to these circumstances described above and since homelessness is not an issue, a monitoring program of the homeless population in the City should not be necessary.

GENERAL, SPECIAL, & PROJECTED HOUSING NEEDS

Table No. 18 (*Post*) shows the estimated number of lower to moderate income housing units necessary (for renters or buyers) for Orange Cove to provide adequately for its increasing population. Table No. A (*Ante)* shows additional information concerning the numbers of housing units necessary in Orange Cove and also throughout Fresno County. These figures are derived periodically by the Council of Fresno County Governments within a regional housing needs determination plan.

Table No. 18
Estimated Housing Units Needed ▪ 1989-1996

City	Very Low	Other Low	Moderate	Above Moderate	Total
ORANGE COVE	10	0	4	133	167

Sources: COFCG, 1990 Fresno Regional Housing Needs Determination Plan
Very Low = Income not exceeding 50% of median family income for Fresno County
Other Low = Income between 50% & 80% of median family income for Fresno County
Moderate = Income between 80% & 120% of median family income for Fresno County
Above Moderate = Income above 120% of median family income for Fresno County

Resources available to Orange Cove citizens for obtaining housing range from, (1) federal, state, or county assistance for home loans and rental grants to, (2) $7,000 of assistance for first-time homebuyers from the City of Orange Cove. There are a number of already subsidized units and complexes within Orange Cove which are managed by the FCHA.

Financing for property developers in Orange Cove stems from three primary sources, as follows:

1. **Federal** - Federal programs available include loans from the Economic Development Administration, Farmer's Home Administration, Small Business Administration 7a loan guarantee program, and the 502/504 loan programs offered through the Central California Certified Development Corporation.

2. **State**- State funding comes through grants and loans by the Rural Economic Development Infrastructure Program, and State Loan Guarantee programs administered by Valley Small Business Development Corporation.

3. **City of Orange Cove**- Redevelopment Agency funds from public bonds.

Projected Housing Needs

Information presented in Parts II and III documented the recent growth which has occurred in the population and housing stock of Orange Cove. Between 1980 and 1990, the population has increased by slightly over 39.2 percent, while the total number of housing units has grown by 14.5 percent. Projections indicate that the total population of Orange Cove will expand from 5,604 in 1990 to 7,660 in 1996.

In the most general of terms, this means that more housing should continue be constructed in order to keep up with the growth of the City. Should other businesses choose to relocate to Orange Cove, this will cause an explosion of intercity immigration from other areas to the City of Orange Cove. Since new housing units in Orange Cove have sold relatively quickly since 1990, it is conceivable that even if new businesses should not choose to move to Orange Cove, more housing will certainly be needed by the end of 1996. Construction underway in 1995 will help to alleviate this need; however, further development of Orange Cove's existing, residentially zoned areas should be fully encouraged in the future as it has been in the past.

There are only seven families which are currently on the FCHA's three bedroom waiting list for housing which have indicated Orange Cove as an area of interest. According to the Housing Authority, Farm Labor Housing Applicants and their preferences are as follows: 81 families on the two bedroom waiting list, 63 families on the three bedroom waiting list, and 19 families on the four bedroom waiting list. Since these families have all listed four preferences for communities in which to live, dividing the number of applicants by 4 should provide a very rough estimate of the number of Farm Labor Housing Units needed within Orange Cove. Using this formula, the number of two bedroom units needed is 20, the number of three bedroom units needed is 16, and the number of four bedroom units needed is 5. Comparing these numbers to those shown in Table No. 18 (*Ante*), a deficit of 31 low income units is produced. A more reasonable number of low income housing units needed to be constructed in Orange Cove is 41 units.

Orange Cove has already met and surpassed this deficit with the 1995 construction of the Frank Martinez Estates, South Cove Apartments and Orchard Village Apartments. These developments will provide 372 new low to moderate income dwelling units, in the form of apartments and single-family homes. With the new development, Orange Cove will prove effective in providing all its citizens with affordable housing and is committed to continuing this trend in the future.

VI. RESIDENTIAL LAND RESOURCES

In order to properly plan for future housing needs, undeveloped lands available for housing within existing urban boundaries and within projected growth areas must be inventoried. County policies encourage development to take place within incorporated cities.

AVAILABLE LAND INVENTORY

Table No. 19A (*Post*) itemizes properties reserved for City growth. These properties include total, vacant and redevelopable lands presently within Orange Cove that are adjacent to or within reasonable distance from public sewer, water, and street systems, and unincorporated lands on the City fringe that are presently zoned for limited agriculture and designated on the County's General Plan as an urban reserve. These areas will be redesignated and zoned to an urban residential classification upon annexation to Orange Cove. It is important to note that present City/County Policy encourages urban development to take place within cities where urban facilities and services are available. The County's Urban Referral Policy requires that all development requests on the City's fringe be referred to the City for annexation.

Table No. 19 (*Post*) indicates the projected holding capacity of Orange Cove based upon vacant, redevelopable, and fringe area lands planned for development. The projected capacities have been calculated based upon Orange Cove's current household size.

Development of vacant by-passed lands within the City's jurisdiction is encouraged in order to protect agricultural lands on the fringe and provide greater utilization of existing infrastructure. In order to encourage development of by-passed remnant parcels, the City will consider amending its policies to permit higher densities given certain location criteria and where development will not have significant adverse impacts upon adjacent properties. Such criteria may include properties that are contiguous to higher density or other intensive non-residential development, or properties which have a size and shape that may make it difficult to be developed in a manner similar to other surrounding properties.

Table No. 19
Land Reservation For Residential Land Use
(Land Availability By Residential Density) ▪ 1995-1998

Zoning: Permitted Housing Type	Number of Vacant Areas	Density range (units/acres)	Total Density (vacant acres x density range)
Single Family	169.56	6.69	1134.36
Multiple-Family and Rental	16.74	26.98	451.65
Mobile Homes and Mfd. housing	NONE	NONE	NONE
Emergency Shelter or Transitional Housing	NONE	NONE	NONE
Sites with Residential Redevelopment Potential (within time frame of element)	130.66	16.84	2200.31
Total	316.96	50.51	16009.65

Sources: [1] Orange Cove Planning Department, 1990
[1] Fresno County Planning Department, 1990

The following table (Table 19A) delineates the amount of available land for residential development by zoning category and the number of units that could be generated by this land if it were built on.

Table 19A
Orange Cove Vacant Land Inventory

VACANT LANDS WITHIN CITY LIMITS				
Zoning Category	Vacant Acres	Total Acres	Density (in units per acre)	Potential Residential Units
R-1-12 *	NONE	NONE	3.57	-
R-1-6	142.17	424.17	7.14	1015
R-1-3	NONE	3.20	14.28	0
R-2	NONE	35.49	14.28	0
R-3	19.95	73.06	33.33	664.93
R-M/H	NONE	NONE	7.14	-
R-3-A	NONE	10.31	33.33	-
MHP	NONE	NONE	33.33	-
R-A	24.04	24.04	1.78	42.79
Subtotal				1722.75
Total (75% of 1772.3)				**1291.73**
VACANT LAND WITHIN SPHERE OF INFLUENCE				
Zoning Category	**Vacant Acres**	**Total Acres**	**Density (in units per acre)**	**Potential Residential Units**
Residential reserve	240	240	16.46	3950.40
Note* R-1-12 is a valid zoning category in the Orange Cove Municipal Code, however there currently is no land with its zoning designation. All R-1-12 lands were rezoned R1-6.				

The City of Orange Cove has approximately 240 acres of vacant land outside of the city limits but within the sphere of influence. This land is currently zoned as residential reserve and will be rezoned by the City when it is annexed. To calculate an approximate number of potential residential units an average of all the densities of all the zoning categories was calculated to be 16.46. Table No. 19A (*Post*) shows the potential "holding capacity" of Orange Cove based on vacant residential lands inside city limits, and also outside of the City limits, but within the sphere of influence. According to Table 19A, Orange Cove has vacant land available for construction of 5,673 new housing units. It however should be assumed that approximately 75% of the land is buildable; the balance being used for streets or parking. Therefore, there is more accurately enough land for approximately 4,255 (75% of 5,673) new housing units.

Actual Residential Densities vs. Approximate Residential Densities

The dwelling unit density range of residential development as compared with the actual density that occurred for the three most recent housing developments between 1990 and 1994 is shown in Table 19B.

Table 19B
City of Orange Cove
Maximum vs Actual Densities

Development Name	Zoning Category	Minimum Lot Size	Approximate Maximum Density - (in units per acre)	Approximate Actual Density - (in units per acre)
Frank Martinez Estates	R-1-6	6,000	7.14	5.5
South Cove	R-3	24,000	33.33	18.6
Orchard Village	R-3	24,000	33.33	13.4

Results of the actual residential density indicate that while the maximum density as classified in the zoning regulations are adequate in meeting residential development needs, the actual densities are more appropriate for the current situation in the City. Each of the residential projects in Table 19B (*Ante*) have been developed by private developers for the low to moderate income range. In addition, both South Cove and Orchard Village are multi-family developments designed for larger families. If these projects focused more towards small families and single bedroom units the density would be higher. In addition, the Orchard Village apartments provides its tenants with recreational facilities including basketball courts, recreation room and a swimming pool - it is additions such as these which also account for the low actual density as compared to the maximum density. The City of Orange Cove will continue its policy of approving lower income residential projects when they are proposed and submitted.

ESTIMATED DWELLING CAPACITY BY LAND USE DESIGNATION/ZONING

State law requires that zoning be consistent with adopted General Plans. Orange Cove's undeveloped and redevelopable lands have been zoned in accordance with the present land use plan and development potential based upon the maximum allowable density of each zoning district. Currently all lands in the sphere of influence are zoned residential reserve. It is more difficult to specify the development potential of fringe area land where County agricultural zoning is in place. However, for planning purposes, future development may be estimated for the residential reserve areas based on average density (see Table 19A and following discussion). Low, medium, and high density residential reserve designations will ultimately translate into average densities of 3.57, 10.71, and 26.98 dwelling units per acre. For further information on Zoning Standards see Table 19-B (*Post*).

Table No. 19-A (*Ante*) indicates the development potential for each dwelling type based upon existing zoning or anticipated future zoning. It should be noted that although condominium units are considered a basic housing style, a specific zoning district has not been established for their use. They are permitted, however, within areas zoned for single-family or multiple-family residential use subject to a special use permit. This arrangement has allowed developers flexibility in sitting such units, while permitting adequate protection to established neighborhoods through a formal public review process. Orange Cove will investigate the possibility of permitting an overlay zone district for condominium use and applying such district to properties ideally suited for such use.

Manufactured housing is also considered an important housing alternative, especially as related to serving the needs of lower-income households. Chapters 1571 and 1572, Statutes of 1988, require that manufactured housing must be permitted on permanent foundation systems on all single-family zoned lots, so long as the unit is no more than ten years old on the date of application, and meets federal and optional local standards

specified in Government Code Section 65852.3 (a locality may exempt from this provision any place, building, structure, or other object listed on the National Register of Historic Places).

Section 65852.3 specified that local governments may impose architectural requirements on the manufactured home itself which are limited to roof overhang, roofing material, and siding material, so long as the requirements, or any other lot development standards imposed on the manufactured home installation, do not exceed those required for a conventional home on the same lot.

Section 675852.4 has been added to the Government Code to specify that a locality may not subject an application to install a manufactured home on a foundation system on a single-family lot to any administrative permit, planning, or development process or requirement unless it is identical to those which would be imposed on a conventional home on the same lot.

While Table No. 20 (*Post*) indicates the zoning definitions/permitted uses of Orange Cove's land reserves based on projected population, Table No. 21 (*Post*) indicates the potential types and numbers of dwellings based on present and planned zoning. As indicated, the residential land reserves are adequate to meet anticipated growth. Also, the amount of land designated for medium and high density residential use is sufficient to provide for the estimated 167 units of new housing determined necessary by the Regional Allocation Plan to provide new housing opportunities for low and lower income households.

AVAILABILITY OF PUBLIC FACILITIES

City policies require that community sewer, water, and adequate streets be provided to all new development. Extension of existing sewer, water and street systems can be easily accommodated, and much of this infrastructure presently exists or is within 600 feet. Table No. 20 (*Post)* shows the water capacity and sewer hookups which are available for each zoning category.

Table No. 20
City of Orange Cove - Zoning Standards Matrix

Zones	Vacant Acres	Total Acreas	Sewer / Water*	Permitted Uses / Zoning Category	Building Height	Front Yard	Rear Yard	Side Yard	Minimum Lot Area	Parking
R-1-12	None	34.15	-	Single Family/Low Density Residential	30	20	10	≥20	12,000	*
R-1-6	142.17	260.32	SEWER = 3555	Single Family/Medium Density Residential	30	20	≥20	≥5	6,000	*
R-1-3	NONE	NONE	-	Single Family/High Density Residential	30	20	≥20	≥5	3,000	*
R-2	NONE	12.42	-	Medium Density Residential (2 story)	30	20	≥20	≥10	6,000	*
R-3	19.95	73.06	SEWER = 2330	High Density Multiple Family (2 story)	40	15	≥15	≥10	6,000	*
R-M/H	NONE	NONE	-	Residential Manufactured Home	30	20	≥20	≥5	6,000	*
R-3-A	NONE	6.60	-	High Density Multiple Family Residential - one story	20	15	≥15	≥5	6,000	*
MHP	NONE	NONE	-	Mobile Home Park	30	≥15	≥10	≥5	1 ACRE	*
R-A	24.04	40.65	SEWER = 160	Single Family Residential / Agricultural	30	30	≥20	≥10	24,000	*

Sources: City of Orange Cove Planning Department, City of Orange Cove Municipal Code

* Note: According to Section 17.60.110 of the Orange Cove Municipal Code -"The parking spaces required for residential uses shall be located on the same lot with the main building which they are intended to service and shall be located to the rear of the required front yard. For single family dwellings there should be one space for each single-family dwelling. For multiple dwellings there should be one and one-half parking spaces for each dwelling unit.

Table No. 21 (*Ante*) shows the number of sewer hookups currently available in the City of Orange Cove. According to the Orange Cove Planning department, currently there is water capacity available to accommodate 849 people. The City is in the process of rehabilitating the water treatment plant and is also planning to acquire more wells to provide additional water supply to meet existing and future growth needs.

Table No. 21
New Construction Need

Regional Share Units		Site - Zoning*	Needed Acreage**
Income Group	Units		
Very Low	13	High Density - R-2 & R-3	1.3 acres
	7	Multi- Family - R-3-A	.21 acres
Other Low	1	Second Units	-
	1	High Density - R-2, R-3, R-3-A	.13 acres
	1	Single Family - R-1-12, R-1-6, R-1-3, R-A	1.05 acres
Moderate	24	Multiplex Sites - R-3	.72 acres
	24	Single Family - R-1-12, R-1-6, R-1-3, R-A	25.24 acres
Above Moderate	266	Low Density Single Family, Estate, etc R-1-12	74.51 acres
Emergency Shelter	5	NOT APPLICABLE	-

* The information contained in this column of the table will depend on the land use, zoning, redevelopment, etc. of the individual locality. Shortfalls indicate the need for a program to provide adequate sites.
** The identified capacities should be available for development; i.e., adequate facilities and services to accommodate development.
The total capacities (2B, 2C, etc., follow the expressed policies (i.e., each locality will provide twice as many sites as required).
SEE TABLE NO. 20 FOR ADDITIONAL ZONING DEFINITIONS

Based on the information provided, the FRHNDP estimates that Orange Cove needs 167 units by the year 1996 to meet the basic construction need. Orange Cove will have approximately 515 new dwelling units - 233 single-family units and 292 multi-family units - by the end 1995 or beginning of 1996. Orange Cove also has enough vacant land within the city limits for approximately 1291 additional units. Assuming an average of 160 building permits per year, the City has enough land inside city limits for over 8 years. A discussion of lands within the sphere of influence is addressed later. The City has already met its basic construction need and has enough available land to do so well into the future.

VII. DEVELOPMENT CONSTRAINTS

A number of factors affect the ability of the private sector to respond to the demand for housing and constrain the maintenance, improvement, or development of housing for all economic groups. Constraints, however, can generally be translated into increased costs to provide housing and fall into two basic categories: governmental and non-governmental.

GOVERNMENTAL CONSTRAINTS

Governmental constraints are potential and actual policies, standards, requirements, or actions imposed by the various levels of government on development. Although federal and state programs and agencies play a role in the imposition of governmental constraints, they are beyond the influence of local government and cannot be effectively addressed in this document. Analysis of potential local governmental constraints are as follows.

Land Use Controls

Land use controls are basically minimum standards included within the City's Zoning and Subdivision Ordinances. Zoning is essentially a means of insuring that the land uses of a community are properly situated in relation to one another, providing adequate space for each type of development. Zoning regulations control such features as height and bulk of buildings, lot area, yard setbacks, population density, the building use, etc. If zoning standards are too rigid and do not allow sufficient land use flexibility, then development costs could increase and development interest may decrease. Orange Cove provides a wide range or residential zoning districts that in turn provide for a spectrum of housing types.

The Subdivision Ordinance governs the process of converting raw land into building sites. It allows the City to control the internal design of each new subdivision so that its pattern of streets, lots, public utilities, etc. will be safe, pleasant and economical to maintain. Again, overly restrictive standards will result in greater land development costs and/or lack of development interest. Orange Cove's land use controls are generally consistent with those enforced by other cities in eastern Fresno County and are not considered to be overly restrictive. Additional information on land use controls is seen in Table 20 (*Post*). The City of Orange Cove adopted an update to its Municipal Code in December 1994 which includes the cities Zoning Ordinance. The Zoning Ordinance designates 9 different zoning categories - all of which Orange Cove is not currently utilizing. Orange Cove currently has no land zoned for R-1-12 use and is instead using R-1-6 for most of its construction of single family homes. Orange Cove is not utilizing the R-1-12 zoning category because the larger lots size of this zone are for larger homes which are more expensive to build and therefore, more expensive to purchase than a similar home built on land zoned for R-1-6 (*see* Table 20 for zoning definitions). Since Orange Cove is a very poor community, safe decent, inexpensive housing and having a roof over your head becomes more important than larger luxurious homes built on large lots of land. The City has no plans of utilizing the R-1-12 zoning category in the near future, however, will keep the designation should it be more feasible to utilize it in the future. Each zone/classification sets specific standards for development on each parcel, and the permitted, conditional uses. The residential zones contained in the zoning ordinance and specific requirements are identified in the Zoning Standards Matrix Table No. 20.

The ordinance contains a number of zones and development standards, as well as many common features to the regulations which influence housing. For example, the ordinance permits second residential units provided they comply with all guidelines set in the ordinance. These second residential units are encouraged as a way to relieve overcrowding. Guidelines for second units were updated in 1986 and are up to date with current regulations.

The ordinance also provides guidelines for the placement of mobile homes. The mobile home park district (MHP) was designed to provide for accommodation of residential mobile homes in unified parks. The City of Orange Cove currently has no jurisdiction over the placement of mobile homes. Potential property owner and developers are being encouraged directly by Housing and Community Development. Table No. 20 indicates that there currently is no land designated MHP, but also indicates that there are approximately 186 vacant acres of land in the city that could potentially be rezoned.

The ordinance requires one parking space for single family and one and one-half parking spaces for multi-family developments. One of the one and a half parking spaces which is required for a multi-family development must be either a garage or carport. This requirement may be regarded as a constraint to potential builders of multi-family developments, as the cost of construction of a garage or carport is more expensive than an uncovered parking space. In addition, the ordinance also contains not only minimum lot area requirements but also maximum lot coverage requirements. All the zoning categories in Orange Cove have lot maximum coverage requirements, for example R-1-6 has a maximum of forty percent that may be covered by buildings or structures. The maximum coverage ranges from thirty to sixty percent coverage. The smaller coverage restrictions for the smaller of the lot sizes. Table No. 20 outlines the yard and building height requirements for each zoning category.

The City of Orange Cove's development standards have assessed low, medium and high income housing. The Zoning Ordinance provides low, medium and high density residential districts and intends to provide living areas within the city where development is limited primarily to low density concentration. The Zoning Ordinance has established a zone district (R-1-6) to provide manufactured homes on individual residential lots, this was developed with the intention of providing affordable housing in the City.

Building Codes and Construction Standards

Building codes regulate the physical construction of dwellings and include plumbing, electrical, and mechanical divisions. The City of Orange Cove follows the Uniform Building Code (UBC) as established by state law and as such has little control over state standards. At this time, Orange Cove has not added any restrictions to the 1994 UBC. The Building Code is enforced through plan checking and construction field work inspection.

Building Codes are enforced in Orange Cove by the Animal Control/Code Enforcement Inspector and the Chief Building Inspector, who are authorized to enforce each and all provisions of the code. The Code Enforcement inspector is responsible in part for noting structures that are not up to the codes set in the UBC. Upon determination that a structure is not up to code, the City Building Inspector is then notified. The procedure followed for housing deemed substandard begins with notification to owner by registered or certified mail, with a copy of the notice being placed on the structure in a conspicuous place. In the case of substandard housing which may effect the health, safety and welfare of citizens in the City, the health officer of the county has the power to enforce all provisions of the Building Code. The notice shall order that the conditions which constitute the nuisance be abated by repair or demolition, or the health official may further order, upon a finding that there exists extreme and imminent danger to the lives and safety of the occupants, that the structure be immediately vacated. If there is a complaint from a citizen of Orange Cove - for example that there is a single family home that appears dilapidated - Orange Cove would respond by sending out the Code Enforcement Inspector. The Code Enforcement Inspector would respond to the complaint, assess the situation, and consult to the Chief Building Inspector who would make the final determination as to whether or not the structure was substandard. If the structure is determined substandard, then above procedures apply.

Site Improvements

Site improvements are regulated by City Zoning Ordinances and through conditions and standards imposed through the City Site Plan Review process. Site improvements include such things as required off-street parking, landscaping, walls, sewerage and water systems, etc. The City should not attempt to require any improvements other than those that are deemed necessary to maintain the public health, safety, and welfare, in order to reduce housing costs.

The City of Orange Cove has no unusual or restrictive site plan review improvement requirements, and are generally consistent with those enforced by other localities in the region and are not considered to be a constraint on development. Improvement requirements for housing projects in Orange Cove are consistent with most other cities in Fresno County. The City also requires improvement requirements for road and lot design which are outlined in the Cities Municipal Code. The City of Orange Cove requires at a minimum the improvements listed below, both on and off-site improvements may differ depending on the specifics of the project.

City of Orange Cove Required Improvements For Residential Developments

Housing Type:	Single family homes
On-site:	One parking space, utilities, connection to public water and sewer systems
Off-site:	Curb, gutter, sidewalks, streets, water and sewer systems, fire hydrants, surface and storm drainage facilities, abandonment, destruction or removal of wells and pipelines, necessary signs including street name and warning signs, street lighting, utilities

Housing Type:	Multi-family developments
On-site:	One and one-half parking spaces (one being either a garage or carport), fencing (if rear or side of lot abuts a major transportation route, and access has been relinquished), utilities, connection to public water and sewer systems
Off-site:	Curb, gutter, sidewalks, streets,, water and sewer systems, fire hydrants, surface and storm drainage facilities, abandonment, destruction or removal of wells and pipelines, necessary signs including street name and warning signs, street lighting, utilities

Fees

Although development processing fees do contribute to the total cost of development, and therefore housing, they generally do not increase the cost of housing to the substantial extent often claimed. However, extractions for development or improvement of infrastructure (such as street lights, streets, water and sewer etc.) and for public facilities (parks, schools, etc.) can add up to a considerable cost to the developer, and therefore to the consumer.

The fees in the City of Orange Cove are approximately sixty-six percent lower than those fees in the 1991 Uniform Building Code. In addition, fees in the City of Orange Cove are reasonable in comparison to other jurisdictions in the Fresno-Clovis Metropolitan Area. Many times, development fees charged fall short of the actual costs. All manufactured homes (both single and multiple family) shall be subject to but not limited to the following fees: building, plumbing, electrical, mechanical, water and sewage connection, park and the school facilities fees.

Orange Cove's development impact fees are low compared to other fees in the state. The current fee schedules for the City of Orange Cove are attached as Attachment B. Orange Cove passed an ordinance in 1975 adopting a fee schedule for the Uniform Electrical Code; an ordinance was passed in 1973 adopting a

fee schedule for the Uniform Plumbing Code; and an ordinance in 1975 adopting a fee schedule for the Uniform Mechanical Code. Though these fees are long outdated they are included in the most recently adopted ordinances. Orange Cove is planning to update all their fee schedules in the near future and through this updating process, will ensure that fees do not exceed the cost of service.

Park fees of $110 per lot or unit are formulated on adjustable land values and are recalculated on a yearly basis and school fees for a commercial residence were raised from $1.65 per square foot to $1.72 per square foot in May 1992. The cost of water connections vary depending on the size of the line and range from 3/4 inch line services charges of $750 + $5.00 per linear foot to 3 inch line service charges of $1200 + $7.00 per linear foot. Sewer connections fees are a minimum of $500 plus installation fee of $6.00 per linear foot.

Permit Processing

The processing of building permits does not constitute a constraint to affordable housing in Orange Cove. The City employs a full time building inspector to conduct same-day request building inspections. The inspector also handles routine building, planning, engineering and enforcement duties. The City of Orange Cove provides various services required for planning, plan checking and engineering, by utilizing in-house services as well as contracting out with a private consultant.

One-stop processing of planning and building permits is facilitated by the fact that both the planning and building departments occupy the same building. From the time of application submittal to issuance of the building permits for a single family unit takes approximately 3 to 5 days. This 3 to 5 day timeframe is assuming that the land and improvements are readily available.

For multiple family subdivisions, the application process involves a series of steps. The City of Orange Cove traditionally uses a process whereby submitted plans are approved within approximately 30 days. After the application for the building permit is received, a public hearing is held and any necessary rezoning and environmental reviews are completed. Next a site plan review is conducted, and then a development agreement is drafted and approved by City Council. Finally, the building permit is then issued by the Chief Building Inspector

Both the Orchard Village Apartments and South Cove Apartments took approximately 30 days to receive building permits. The Frank Martinez Estates took longer at approximately 60 days for the issuance of the permit, this longer time frame was due in part to passing the development agreement.

Redevelopment

The Orange Cove Redevelopment Agency (OCRA) was formed in 1991 as was the Project Area. The Project Area encompasses one hundred percent of the City of Orange Cove and the additional acreage outside the jurisdictional boundaries of the City. Since its inception, the Orange Cove Redevelopment Plan provided financial assistance for very low-, low-, and moderate- income individuals to purchase single family residential homes. Additionally, the Orchard Village Apartments (a 188-unit complex for low to moderate income persons) has received financial assistance from the OCRA.

The OCRA is required by law to spend twenty percent of its tax increments on low and moderate income housing programs. To date, the City of Orange has utilized over ninety percent of the OCRA funds to assist low to moderate income housing projects. The City of Orange Cove plans to use approximately $217,000 in Redevelopment funds to assist individuals in purchasing a single-family residences in the Frank Martinez Estates subdivision. Each respective purchaser of a home will receive a down-payment assistance grant in the amount of $7,000. These housing units will be restricted to very low-,low-, and moderate income households. To date approximately 103 units have been assisted.

The OCRA estimates that approximately $ 571,968 or over forty percent of the Redevelopment funds will be used through the budget year 1998-1999. The OCRA is not viewed as a governmental constraint because the City has and plans to continue using well over the required twenty percent of OCRA funds to assist low and moderate income housing programs.

Density Bonus

All planned developments are reviewed under the conditional use permit process. State law allows a developer to increase the density of a single family development by at least 25% if provisions are made for low income housing.

The Orange Cove Municipal Code states that all planned developments are intended to encourage a more functional, aesthetically pleasing and harmonious living and working environment which otherwise might not be possible by strict adherence or which do not conform in all respects to City regulations. The development may include a combination of different dwelling types and a variety of land uses which are made to complement each other. The standards of site area and dimensions, site coverage, yard spaces, distances between structures, off-street parking, off-street loading facilities and landscaped areas need not be equivalent to standards prescribed for the regulations for the district in which the development is located if the applicant has demonstrated that the design proposal achieves the objectives of both the zoning ordinances and the municipal code.

Identified Constraints

In the City of Orange Cove, few governmental constraints limit the development of affordable housing. Land and infrastructure is available, the Zoning and Subdivision Ordinances do not contain any restrictive standards, and the fees are reasonable. The following list highlights some of the items from this section.

1. Orange Cove has a zoning category (R-1-12) which is not currently being utilized because the nature of the zoning category is to provide for larger homes which are consistently more expensive to build and therefore, more expensive to purchase. Orange Cove is a very poor community, safe decent, inexpensive housing is currently needed rather than large luxurious homes on large lots of land.

2. All multi-family developments in the City require one and a half parking spaces, one of which is a garage or carport. The cost of a garage or carport is greater than the uncovered space which increases the overall cost of construction.

3. The City of Orange Cove requires a development agreement for all multi-family developments. The City, however, does not view this requirement as a constraint. The purpose of the agreement is to provide an assurance protecting both parties. Further the agreement ties both the City and the developer to certain understanding that are made clear up front and help allow the project to progress smoothly and potentially conflict free.

4. The OCRA is required by law to spend twenty percent of its tax increments on low and moderate income housing programs. To date, the City of Orange has utilized over ninety percent of the OCRA funds to assist low to moderate income housing projects and plans to use over forty percent through 1999.

NON-GOVERNMENTAL CONSTRAINTS

Non-governmental constraints are those which are generated by the private sector and which are beyond the control of local governments. A few of the impacts of non-governmental constraints can be mitigated to a minimal extent by local governmental actions, but usually the effects are very localized and have little influence on the total housing need within the jurisdiction or market area.

Availability and Cost of Financing

Financing for development and rehabilitation is available from a number of different participants. Interest rates for both construction and take-out financing have more impact on the affordability of housing than any other one factor. The interest rate, coupled with the availability of financing, is responsible to a large extent for the increasing number of households which cannot afford home ownership. A 1980 analysis of the components of monthly housing cost for a typical single-family house costing $60,000, financed at 12 percent for 30 years, indicated that a $10,000 reduction in land and development costs results in a 16.5 percent reduction in monthly payment while a 4 percent reduction in take-out financing interest rates results in a 24.5 percent reduction in monthly payment.

The Community Reinvestment Act (CRA) requires that specified lending institutions help meet the credit needs of the communities. In addition, the CRA requires that each lending institution covered by the Act provide maps describing its lending areas and information about the types of loans it provides, and that a public file be established containing written comments from the community regarding the institution's CRA performance.

The Home Mortgage Disclosure Act (HMDA) requires specified lending institutions to disclose the number, amount, and location of mortgage and rehabilitation loans originated or purchased. The CRA falls under the HMDA.

To mitigate the impact of current interest rates, local government would have to find a means of subsidizing those rates for the home buyer or developer, or both. This has been accomplished primarily through the sale of mortgage revenue bonds in the past, but the present economic situation coupled with changes in federal law governing the issuance of such bonds, makes this alternative more and more difficult, particularly for purchase of single family housing.

There is only one bank located in the City of Orange Cove. Discussions with bank representatives showed that financing is generally available in the City, that all income groups are eligible for the assistance, and that no area of the City is left under served. Based on the areas income, the entire City of Orange Cove qualifies for the Economic Opportunity Mortgage (EOM) program under the CRA. The EOM program was developed specifically to assist low to moderate income areas and people. The EOM program offers advantages to including lower interest rates and options to choose an adjustable rate program for loan payment. The EOM program is available to any citizen in the City, since the entire area is eligible for the program, in other words any citizen in the City can go to the local bank and borrow money under the EOM program. The local banks EOM program is consistent with all the rules and regulations associated with both the CRA and the HMDA.

Price of Land

According to the California Building Industry Association, the cost of land represents an ever-increasing proportion of the total housing development cost, although it has much less impact on the maintenance and improvement of existing stock. In 1985, land cost represented an average of 26 percent of the cost of a new home in California. In the City of Orange Cove, land costs are approximately 40 percent of the cost of a new home.

Land prices in Fresno County are lower that the average throughout the state. In the Fresno Metropolitan area, land is generally in the $60,000 to $100,000 per acre range, depending on the particular location within the area. In Orange Cove, it is a lower range yet, with the current price for a single-family development ranging from $30,000 to $35,000 per acre, and the current price for a multi-family development ranging from $40,000 to $50,000 per acre. The cheaper cost per acre of land has resulted in less expensive housing costs in Orange Cove than in the Fresno area. Orange Cove's land and housing cost are comparatively low and should remain so through the end of the century.

Cost of Construction

Rising costs of labor and materials, have contributed to the non-governmental constraints on housing development and improvement. These costs were a substantial part of the increased housing costs during the 1980's. Builders passed those increases along to the home buyer or renter.

In addition, one of the most significant results of Proposition 13, passed by the voters of California in 1978, was the severe limitation imposed on the development of infrastructure. These costs can no longer be passed on to the taxpayer by the local jurisdiction and must be borne by the developer, who then must pass them along by increasing the cost of housing or rents.

Local governments can utilize Community Development Block Grant funds to write down the cost of construction, the preferred method being the financing of infrastructure improvements, (i.e., water and sewer lines, streets, etc.) The City of Orange Cove is currently involved in the County of Fresno's Community Development Block Grant Program and is guaranteed an allocation every year depending on the counties allocation, so they have the option to use the funds for this purpose.

MITIGATION OF CONSTRUCTION COSTS

COST		MITIGATION
1.	Land	Allow smaller lots
2.	Improvements	Could reduce level of improvements required
3.	Fees	Reduce fees
4.	Labor	Self Help Housing
5.	Materials	Can not mitigate
6.	Administrative and Profit	Reduced if developed by Non-profit Agency

An estimated cost breakdown of a typical R-1-6 single family subdivision is provided in Table 21A (*Post*).

Table 21-A
Costs of Construction
City of Orange Cove -1995

Item	Cost	Percentage of Total Home
Land	$ 5,000 per lot	7.2 %
Fees - City, School, Bank, Insurance	$ 12,750	18.3 %
Labor	$ 12,250	17.6 %
Materials	$ 22,750	32.6 %
Improvements (including utilities)	$ 12,500	17.9 %
Administration & Profit	$ 4,500	6.5 %
Cost per Lot with Improvements	$ 52,250	74.9 %
Cost of 1000 square foot home	$ 69,750.00	-

The following table illustrated an example of the construction for 1104 square foot home planned for the Frank Martinez Estates approximately three years ago.

Table 21-B
Cost of Construction
Frank Martinez Estates

Cost Item	Cost	Percentage of Total Home
Construction	$ 29,800	56.1 %
Improvements	$17,000	32.01 %
School Impact Fees $1.65 per square foot)	$1,821	3.4 %
Carrying Construction Cost*	$ 1,700	3.2 %
Building permit	$ 1,500	2.8 %
SUBTOTAL	$ 51,821	97.6 %
TOTAL COST	$ 53,099	-
SALE PRICE OF HOME	$ 93,945	-
*Note: Exact nature of these costs is not known.		

Life Style

Part of the increase in housing costs during the 1980's was due to consumer preference and life style expectations. All lifestyle choices have costs associated with them. As housing costs and/or interest rates make detached single family homes less affordable, alternatives such as smaller lots, smaller units, and attached housing become more acceptable. These smaller units are not the housing of choice for the majority of households but rather the housing of necessity. People can not afford large homes on large lots. Local governments can assist in making a variety of housing types available through permitting higher densities, zero-lot-line housing and smaller lots - the City of Orange Cove is already responding to this need.

VIII. GOALS, POLICIES, AND OBJECTIVES

The preceding chapters provided information on Orange Cove's population, employment, and housing characteristics; quantified its housing need; and described governmental and non-governmental constraints that could adversely affect Orange Cove's ability to provide affordable housing.

The housing goals, objectives and policies set forth in this Plan are intended to serve as general policy guidelines for Orange Cove. Consistent with State and National housing objectives, these goals, objectives and policies reflect a commitment to provide a decent home and suitable living environment for every individual and family.

GOAL I

To develop through public and private channels, sufficient new housing to insure the availability of affordable housing for all households in Orange Cove.

Policies

- Advocate and support proposed federal and state actions which will create a positive, stable climate for housing production.

- Wherever appropriate, facilitate the use of federal or state programs which can assist in development of new housing consistent with identified City-wide housing needs and adopted local plans and programs.

- Support efforts which serve to coordinate and improve the ability of the housing delivery system to effectively respond to local housing needs.

- Accommodate and encourage development of a full range of housing types within the City.

- Maintain a sufficient inventory of developable land to accommodate timely development of needed new housing supplies.

- Encourage and participate in efforts designed to achieve economies and efficiencies which will facilitate the production of quality, affordable housing.

- Promote balanced, orderly growth to minimize unnecessary developmental costs adding to the cost of housing.

Objectives

- Construction or assistance with 65 non-market rate dwellings (to include 31 single family residences, 34 apartment units, and no mobile homes) by 1998, which exceeds Orange Cove's regional share. Coupled with regional share construction for non-market rate dwellings will be additional construction objectives of 8 more single family residences and 10 more apartment units per year in order to meet future needs through 1998.

- Construction or assistance with 133 market rate dwellings by 1998 to include 100 single family residences, 33 apartment units, and no mobile homes. In addition to these objectives, another 6 single family homes and 10 apartment units per year to meet the projected needs of the community through 1998.

- Assist in developing housing units that will be affordable to very low-, low-, and moderate income households in the following proportions: not less than thirty percent very low income; not more than thirty percent moderate income; and the remainder very low- and low-income. Table No. (21-A) quantifies these objectives.

Table No. 21C
Quantified Objectives

Quantified Objective	New Construction		Conservation	Rehabilitation
	Sites Required*	Units Built**		
Very Low Income	10	146	72	9
Other Low Income	0	156	85	3
Moderate Income	24	167	85	0
Above Moderate Income	133	56	0	0

* Sites required according to the 1990 FRHNDP.
** The majority of units constructed in Orange Cove are low income. In 1995 the three major developments constructed were exclusively for low income persons; therefore these numbers show an estimated breakdown only.

GOAL II

To manage housing and community development in a manner which will promote the long-term integrity and value of each new housing unit and the environment in which it is located.

Policies

- Provide that new housing be constructed in accordance with design standards that will ensure the safety and integrity of each housing unit.

- Encourage application of community design standards which will provide for the development of safe, attractive, and functional housing developments.

- Direct new housing development to viable communities where essential public facilities can be provided and where appropriate employment, commercial, and education services are available.

- Manage new residential development within the context of a planning framework designed to minimize adverse impacts on the area's natural resource base and overall living environment.

Objective

- Maintenance of community design and improvement standards that will provide for the development of safe, attractive, and functional housing developments and residential environments.

GOAL III

To provide for a choice of housing locations for all residents.

Policies

- Review and update Orange Cove's General Plan on a regular basis to ensure that growth trends are accommodated.
- Encourage the development of various types of housing opportunities in all residential areas.

Objective

- Designation of sufficient land for residential development and residential reserves to provide 200 percent of the land required for new development through 1998.

GOAL IV

To maintain and improve the quality of the existing housing stock and the neighborhoods in which it is located.

Policies

- Monitor the quality of the housing stock to maintain a current inventory of all substandard housing units.
- Provide for the removal of all unsafe, substandard dwellings which cannot be economically repaired.
- Encourage development of sound new housing on vacant land within existing neighborhoods which have the necessary service infrastructure.
- Support and encourage all public and private efforts to rehabilitate and improve the existing housing stock.
- Promote public awareness of the need for housing and neighborhood conservation.
- Manage public housing projects to ensure proper maintenance of the area's public housing inventory.
- Support actions which foster and maintain high levels of owner-occupancy, particularly in those neighborhoods in which housing quality is declining.
- Promote development of public policies and regulations which provide incentives for proper maintenance of owner-occupied and rental housing.
- Manage development of land within and adjacent to existing neighborhoods to avoid potentially adverse impacts on the living environment.
- Encourage proper maintenance of essential public services and facilities in residential developments.

- Encourage available public and private housing rehabilitation assistance programs in communities where such action is needed to insure preservation of the living environment.

- Facilitate maximum utilization of federal and state programs which can assist lower-income homeowners to properly maintain their dwelling units.

Objectives

- Rehabilitation of an annual average of 3 dwellings for very low-, low-, and moderate-income households, through 1998.

- Conservation of existing dwellings for very low and low income households through 1998.

GOAL V

To promote equal access to safe and decent housing for all economic groups.

Policies

- Encourage enforcement of fair housing laws throughout the City.

- Support programs which increase employment and economic opportunities.

- Encourage development of a range of housing for all income levels in proximity to existing and planned employment centers.

- Encourage full utilization of federal and state housing assistance programs which can enable those persons with unmet housing needs to obtain decent housing at prices they can afford.

- Support the development of housing plans and programs, including new government subsidized housing, which maximizes housing choice for minorities and lower-income households commensurate with need.

- Wherever possible, implement adopted land development and resource management policies without imposing regulations which have the effect of excluding housing for lower-income groups.

Objectives

- Rental assistance annually to an average of 15 very low-, low-, and moderate-income households by 1998 as shown in Table No. 23 (*Post*).

- Homeowner assistance annually to an average of 7 very low-, low-, and moderate-income households through 1998 as shown in Table No. 22 (*Post*).

GOAL VI

To promote energy conservation activities in all residential neighborhoods.

Policies

- Advocate and support proposed federal and state actions to promote energy conservation.
- Promote public awareness of the need for energy conservation.
- Promote development of public policies and regulations that achieve a high level of energy conservation in all new and rehabilitated housing units.
- Encourage maximum utilization of federal and state programs which assist homeowners in providing energy conservation measures.

Objective

- Amendment of local ordinances to promote energy conservation.

IX. FIVE-YEAR ACTION PLAN

This chapter sets forth a five-year program of actions necessary to achieve the stated goals. Many of these actions can be accomplished on the local level, whereas others require State and Federal Government action including the funding of various housing programs.

The following sections review the individual actions and programs necessary to achieve the plan goals. Each goal contains a brief overview; an identification of existing and potential action, and programs to meet stated goals; a five-year action plan; and identification of responsible agencies and funding sources.

PROVISION OF ADEQUATE SITES FOR HOUSING DEVELOPMENT

> *"Section 65583 (c)(1) stated that the housing program shall "identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage development of a variety of types of housing for all income levels, including rental housing, factory built housing, mobile homes, and emergency shelters and transitional housing in order to meet the community's housing goal."*

Discussion

The available land inventory enumerates vacant, by-passed and redevelopable lands that should be developed utilizing existing infrastructure. The available land inventory for housing in Orange Cove analyzes three areas where there are opportunities to construct housing units - (1) vacant land within the City limits, (2) vacant land within the city limits that can be redeveloped to housing, and (3) land outside the city limits but within the sphere of influence that is designated for residential development.

Table 19-A documents the amount of land available for residential dwellings in areas 1 and 3 (*Infra*). It indicates that Orange Cove has sufficient land to accommodate 4817 dwelling units, about 30 years of residential growth based on an average of 160 building permits per year. There are 240 acreas of land designated for residential uses in area 3. This acreage would yield about 3094 residential dwelling units or 19 years of growth (utilizing 160 as the average number of building permits per year). There is an estimated 71.92 acres of under-utilized land that could be redeveloped to provide housing to Orange Cove.

The Orange Cove Land Use Element contains policies that encourage urban infill and development that is contiguous to existing development. This type of policy preserves agricultural lands, minimizes capital improvement and public service costs, and reduces miles driven - reducing vehicle-related air emissions. Orange Cove has land within its city limits that is under-utilized and that could be developed to residential uses. This would increase existing residential densities and/or replace non-residential uses with residential development.

In Fresno County urban development is encouraged to take place within incorporated or county service areas, where services are available. The major tool used by the County to insure that development does not take place around Orange Cove is zoning these areas to large-lot agricultural zone districts. This precludes development to urban or rural uses, like ranchettes, In addition, the large-lot agricultural preserves the productive agricultural uses of the property until annexation and development is appropriate.

Action Plan

1. The City will actively pursue annexation of reserve areas within the City's sphere of influence that are designated for residential development and are contiguous to existing urban development. This should provide the land necessary to accommodate housing needs.

   The County of Fresno holds unincorporated land within the City's planned urban area in reserve, zoning it as Limited Agriculture with a minimum parcel size of twenty acres. This keeps the land in parcel sizes which can accommodate future urbanization and precludes the development of uses incompatible with urban development. The City of Orange Cove currently has 240 acres of land in its sphere of influence which are zoned as residential reserve. These reserve areas constitute the major inventory of Orange Cove's sites for future housing and will be annexed to the city for development on an as needed basis.

Year:	Ongoing
Responsible Agency:	City of Orange Cove/Planning Department
Funding Sources:	General Fund/annexation and environmental assessment fees

2. Orange Cove will update the Land Use Element of its General Plan as an update of its entire General Plan. The Land Use Element will set aside sufficient land area to meet future residential needs through 1998. Land reservation will be approximately 200 percent of need in order to allow sufficient land choice and inhibit inflated values due to potential monopoly of growth areas.

Year:	1995-1998
Responsible Agency:	City of Orange Cove, Planning Department
Funding Sources:	General Funds

3. Orange Cove will investigate ways to encourage urban infill. In this study, current development policies will be analyzed and programs formulated for providing incentives such as permitting higher densities under certain conditions, expediting processing of site plans, etc.

Year:	1995-1998
Responsible Agency:	City of Orange Cove, Planning Department
Funding Sources:	General Fund

4. A community audit will be conducted to identify infrastructure and service any limitations which may inhibit housing development and to identify programs and resources to address short-term and long-term needs.

Year:	1995-1998
Responsible Agency:	Fresno County Department of Community Development
Funding Sources:	Community Development Block Grant/Jobs Bill/Sewer, water an storm drainage funds

5. The City of Orange Cove will prepare an inventory of government owned land within the City and its sphere of influence and will analyze that land for possible housing sites. If appropriate sites can be identified, the City will approach developers and funding agencies to facilitate development of the sites with assisted housing.

Year:	Ongoing
Responsible Agency:	City of Orange Cove
Funding Sources:	General Fund

6. The City of Orange Cove will utilize the existing Redevelopment Agency and will include in the Redevelopment Plan sites for housing and will provide for the development of infrastructure improvements to serve those sites using tax increment financing.

Year:	Ongoing
Responsible Agency:	City of Orange Cove, Redevelopment Agency
Funding Sources:	Tax Increment Financing

PROVISION FOR VERY LOW-, LOW-, AND MODERATE-INCOME HOUSING

Section 65583(c) states "localities are to address their housing needs throughout the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs, when available."

Section 65583(c)(2) states the housing element shall contain programs which "assist in the development of adequate housing to meet the needs of low- and moderate-income households.

Discussion

Affordability is one of the most pressing housing problems in California. For the very low and low income households the problem is basic - having enough money to afford shelter. For the moderate and above moderate income households, the issue is being able to afford the purchase of a home. Between these two ends of the spectrum are the households that can afford housing, either renting or buying, but the struggle with making ends meet because housing is consuming a substantial amount of their income.

There is a housing affordability problem in California. This "affordability gap" continues to widen as median home prices outstrip median household income. In the Central Valley, and specifically in Orange Cove, this gap is not as serious. For comparison, based on 1990 Census data, the median home value in California was $195,500; in Fresno County, $ 83,600 and in Orange Cove, $52,800.

Based on Census data, rents in California have not increased as rapidly as home values, 744 percent vs. 345 percent. However, since 1970 median household incomes have increased by only 266 percent. The trend makes it difficult for households that are renting to meet their monthly financial obligations. In California, the median monthly rent in 1990 was $561; in Fresno County' $363; and in Orange Cove, $285.

In addition to the challenge of meeting current housing needs, provision must also be made to satisfy the housing needs of the future population. Production is primarily dependent upon the ability of households to afford to pay monthly for housing. Unless the economic profile of the future population is significantly different from the current regional population, it is reasonable to expect that many of the newly-formed households will have deficient incomes. As in the past, these lower income families will, in many cases, be unable to satisfy their housing needs through the normal housing market, making government assisted housing programs essential and supporting the need for economic development activities which produce new jobs.

In the past 30 years, private industry has been unable to produce housing affordable for the lower-income family. Current trends indicate that other segments of the housing market may present similar problems in the future. Evidence indicates that moderate-income families are finding it increasingly difficult to satisfy their housing needs in today's market. Since 1970, it is estimated that the rates of increase in rental cost and sales prices have been twice as great as the increase in median income. Should the income-to-cost disparities continue to increase in the years ahead, the ability of the housing industry to produce affordable housing for this large segment of Orange Cove's population may be seriously diminished.

Although state and local governments, as well as private industry, have important roles in the provision of assisted housing, federal funding of existing and/or new housing programs is essential to the provision of assisted housing for very low, low, and moderate-income households. Without that resource, the ability of local government to address the housing needs of these income groups is very limited. In the past several years the availability of funding through the federal government has diminished alarmingly and local government is facing a situation in the near future where there may be no resources at all to assist the very low and low-income groups. Only a change in state and national priorities will alleviate this problem.

Local governments will need to address a number of specific concerns which may prove critical to meeting future housing needs, especially if housing costs continue to increase at current rates. As noted previously, an extraordinarily high growth rate has been realized by multiple-family units and mobile homes. As housing costs rise, future households may only be able to afford some type of rental housing - apartments, condominiums, or mobile homes. In 1990, 48 percent of Orange Cove's housing stock was renter-occupied, up from 39 percent in 1980. Should housing costs continue to rise, Orange Cove will most likely experience increased interest from developers wishing to construct rental housing.

While Orange Cove's Land Use Element provides for a full range of housing types and densities and while the State, through legislation, has provided for density bonuses, second residential units, and mobile homes in single family residential densities, future decisions regarding rental housing will be based on the community's acceptance or rental housing in their city and their neighborhood.

Housing assistance provided by federal and state programs falls into two categories: assistance to homeowners and assistance to renters. Within each of these categories, programs address either construction of new housing units or use of existing units. Some programs assist the individual or family while others assist the owner or developer.

The Housing Authorities of the City and County of Fresno administers most programs providing low-rent housing. As of 1992, the Housing Authority operates 1,934 units of conventional low-rent housing, and 3,267 units under the Section 8 Existing Housing Program. In addition, the Housing Authority operates 34 units

of permanent farm labor housing and 180 units of migrant farm labor housing. In the City of Orange Cove there are 113 units of low income housing.

The Housing Authority functions in the capacity of a developer and manager of low-rent housing facilities. It has the responsibility for planning, financing, constructing, purchasing, leasing, and managing properties and dwelling units encompassed by a variety of low-rent housing programs. By virtue of its ownership or leasehold interest in various properties, the Housing Authority performs all the functions of a private owner, including selecting tenants, collecting rents, maintaining properties, and a myriad of related activities.

The Fresno County Department of Community Development administers the Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program for Orange Cove. An annual objective for housing assistance is incorporated in the Housing Assistance Plan. This does not represent that Department's programs entirely, but incorporates expectations from various public assistance programs as defined by HUD and the State of California.

Orange Cove is not currently participating with the County in any housing programs. The City will, however, participate with Fresno County in securing housing programs as they become available. If funds should ever become available, possible programs include land banking and provision of infrastructure. Orange Cove does receive an allocation of Fresno County CDBG funds, however, they have not been utilized for housing programs. Also, Orange Cove has had a good working relationship with the Housing Authority, but no Housing Authority projects are currently being developed there.

Assistance to Homeowners

Action Plan

1. Orange Cove will encourage developers to make application for FmHA 502 Interest Subsidy programs and will work with and assist those developers. Orange Cove will take all actions necessary to expedite processing and approvals for such projects.

   Encouragement may be in the form of assistance with location of sites for development, permitting greater density of development and/or reduction of some standards such as street widths. This program provides direct loans to individuals of low to moderate income to purchase newly constructed homes. The interest rate varies according to the applicant's adjusted family income and may be from as low as 1 percent to market rate.

   The City of Orange Cove has not yet funded any developments with FmHA 502 Interest Subsidies, however plans to pursue these funds for 28 acres of land on which to build 130 homes. See Table No. 22 (*Post*) for quantified objectives, achievement of which is dependent on the availability of federal funding.

2. The City of Orange Cove will participate with Fresno County in securing any additional housing programs as they become available.

Year:	Ongoing
Responsible Agency:	The City of Orange Cove/Fresno County Department of Community Development/ Private Developers
Funding Sources:	Redevelopment funds/not able to be determined

The City of Orange Cove is currently using approximately ninety percent of its Redevelopment Agency funds to assist low to moderate income households, this is compared with the State requirement of twenty percent of funds to be used for this purpose.

Assistance to Renters (Except Special Needs Groups)

Action Plan

1. The City of Orange Cove will work with and assist those developers who are willing to provide low income and other low income housing. The City of Orange Cove will take all actions necessary to expedite processing and approvals for such projects.

Year:	Ongoing
Responsible Agency:	Private Developers/City of Orange Cove
Funding Sources:	City Planning and Redevelopment Agency funds

The City of Orange Cove has contributed approximately ninety percent of Redevelopment Funds to help leverage the other contributions (including private developers) in the financing of the Frank Martinez Estates, and the Orchard Village Apartments. In addition, the City of Orange Cove contributed by doing all off-site improvements and rezoning of the gutters for Frank Martinez Estates.

2. The City of Orange Cove will support the Housing Authority's implementation of the conventional Public Housing Rental Program and the Section 8 Existing Program which provides rent subsidies directly to participants' landlords, and will support that agency's attempts to secure additional funding for expanded programs.

Year:	Ongoing
Responsible Agency:	Housing Authorities of the City and County of Fresno
Funding Sources:	Federal Department of Housing and Urban Development

According to the local Housing Authority office, there are currently no families in the City of Orange Cove being assisted by a Housing Authority program. See Table No. 23 (*Post*) for quantified objectives, achievement of which is dependent on the availability of federal funding and application by the Housing Authority.

3. The City of Orange Cove will encourage developers to make application for FmHA 515 loans to subsidize the construction of rental housing for low- and moderate-income families and elderly persons and will work with and assist those developers. The City will take all necessary actions to expedite processing and approvals of such projects. The interest rate for this program varies between one percent and the market rate, depending on the kind of sponsor. Tenants in Section 515 projects must pay a minimum of 25 percent of their adjusted incomes. Such projects may be piggy backed with Section 8 assistance payments or FmHA rental assistance.

Year:	Ongoing
Responsible Agency:	Fresno County Department of Community Development/ Private Developers
Funding Sources:	Farmers Home Administration

See Table No. 22 (*Post*) for quantified objectives. The City of Orange Cove is not recently utilized FmHA 515 loans. The ability of the City to achieve this objective is contingent upon the market conditions at the time and the participation by interested developers.

4. Orange Cove will participate with the County in the issuance of multi-family mortgage revenue bonds for new construction projects as developers request such assistance to finance such construction projects for very low, low, and moderate income households.

Year:	Ongoing
Responsible Agency:	Fresno County Department of Community Development/Private Developers
Funding Source:	CDBG; Private investors

Orange Cove will ensure that adequate amounts of land are designated and zoned for multiple family residential development and will take all necessary and proper actions to expedite processing and approvals for such projects. See Table 23 for quantified objective. The ability to achieve this objective is contingent upon interested developers, the market conditions at the time the issue is structured.

5. Orange Cove will support and participate in any additional rental programs which may become available. The support that will be provided will depend upon the program, its implementation requirements, and the proposed site location. The City will keep informed of programs for which it is eligible, and will assist in application processes and administration of such programs.

Year:	Ongoing
Responsible Agency:	City of Orange Cove
Funding Source:	Unknown at this point

HOUSING REHABILITATION AND CONSERVATION

Discussion

Although the assessment of current housing needs indicates that the majority of Orange Cove population is adequately housed, it also clearly illustrates the fact that a large number of families are currently experiencing housing quality problems. Based on the inventory of substandard housing, more than 333 families within Orange Cove are currently living in substandard housing conditions.

A part of this problem has stemmed from the fact that many dwellings were built prior to local building codes and planning regulations. Many were constructed without proper safety features or were located in areas subject to natural hazards. In other cases, lack of planning permitted development of housing without supportive services and facilities. Consequently, the quality and desirability of many of these dwellings diminished rapidly and today they represent a large portion of Orange Cove's substandard housing stock.

In addition, housing conservation is necessary to protect the stock of affordable housing units for very low-, low, and moderate-income households from being converted to other uses not benefiting lower income groups (i.e. commercial and industrial uses or housing for higher income groups).

Action Plan

1. The City of Orange Cove will support Housing Authority administration of the Section 8 Moderate Rehabilitation Program. It provides for improvements to existing housing units, as well as rental assistance payments on behalf of lower income families.

   The Housing Authority will solicit proposals from owners from owners who do not meet minimum housing quality standards and are interested in placing their units in the program. If rehabilitation is deemed feasible, the property owner will be responsible for making all required improvements, and when completed, will execute a 15-year contract for rent subsidies for qualified renters. The rents for these units will be higher than for the regular Section 8 program in order to provide additional income for repaying the additional cost of rehabilitation.

   According to the local Housing Authority office, there are currently no families in the City of Orange Cove being assisted by a Housing Authority program. See Table No. 23 (*Ante*) for the quantified objective the achievement of which is dependent on federal funding and application by the Housing Authority.

Year:	Ongoing
Responsible Agency:	Housing Authority of the City & County of Fresno
Funding Sources:	Federal Department of Housing and Urban Development

2. The City of Orange Cove will participate with Fresno County in securing and implementing the HUD Rental Rehabilitation program which provides subsidy funds up to $8,500 per unit, matched by $8,500 or more by the owner, to rehabilitate existing rental housing.

Year:	Ongoing
Responsible Agency:	City of Orange Cove and Fresno County Department of Community Development
Funding Sources:	Federal Department of Housing and Urban Development

   The City of Orange Cove currently has no units being assisted by the HUD Rental Rehabilitation program. See Table 23 for quantified objective. The ability to achieve this objective is contingent upon interested developers, availability of federal funding, and the market conditions at the time the issue is structured.

3. The City of Orange Cove will encourage homeowners to make application for 504 Single Family Rehabilitation allocations which provides home repair loans up to $7,500 at 1 percent interest to very low-income families for the purpose of making repairs needed for the health and safety of the family and/or the community. Orange Cove will review the Housing Quality Survey for Orange Cove accomplished in October of 1994 by RM Associates.

   Where affordable housing was identified as needing minor or major repairs, Orange Cove will notify said owners by mail of this rehabilitation program and will provide a description of the program. In addition, the notification will explain to residents the different types of available housing programs, the criteria necessary to participate in the programs, and the name and telephone number of a contact person or agency.

Year:	1995 - 1998
Responsible Agency:	City of Orange Cove/Farmers Home Administration
Funding Sources:	Farmers Home Administration

4. All housing units being constructed, rehabilitated, expanded, or relocated will be inspected by the Orange Cove Public Works Department which enforces the Uniform Building Code and several related sub-codes, such as the Plumbing and Electrical Codes, pursuant to the California Administrative Code , Title 25, Chapter 1.

   The Housing Code mandates that health and safety deficiencies be corrected in accordance with construction standards that were in effect at the time the structure was built. For housing units that were built prior to the adoption of local codes, inspectors use a great degree of judgment in applying the Housing Code, especially with regard to problems not directly causing a health or safety risk. In cases where property owners refuse to correct deficiencies, enforcement of the Housing Code relies on civil sanctions.

   Year: Ongoing
   Responsible Agency: City of Orange Cove
   Funding Source: General Fund

5. The City of Orange Cove will review its policies related to housing conservation and will adopt new policies and procedures where necessary. This review will include, but not be limited to, policies related to apartment housing and rental housing.

   Year: 1995-1998
   Responsible Agency: City of Orange Cove
   Funding Source: Orange Cove general fund

HOUSING TO ACCOMMODATE SPECIAL NEEDS

Section 65583(A)(6) requires an "analysis of any special housing needs, such as those of the handicapped, elderly, large families, farmworkers, families with female heads of household, and families and persons in need of emergency shelter."

Discussion

Individuals and households with "special needs" are those whose housing requirements go beyond just a safe and sanitary dwelling at an affordable price and include either unique physical or sociological requirements, or both. Included in this category are senior citizens and handicapped persons, who have particular physical needs as well as sociological needs unique to their group; large families, who need four, five, or more bedrooms in a dwelling; farmworkers, who move from one location to another for all or part of the year; and families with female heads of household, who suffer a unique form of discrimination as well as having needs related to location and size of unit.

Large households living in overcrowded conditions may be considered a group with special needs, although there is limited information regarding the extent of this problem. For additional data on large family households see Table 14-A (*Ante*).

Not all persons and households with "special needs" are in the lower-income groups, but it can be safely assumed that with sufficient income available, those special needs can be satisfied. Special needs groups with low or limited incomes are those targeted by the action plan. All programs listed in the prior section also assist those individuals and households with special needs.

Action Plan

1. The City of Orange Cove will encourage non-profit sponsors to make application for HUD Section 202 allocations for construction of rental housing for seniors and handicapped and will take all actions necessary to expedite processing and approval of such projects.

   Orange Cove currently has no resources to encourage non-profit sponsors to develop projects using the HUD Section 202 allocations beyond the aforementioned processing and approval streamlining. Orange Cove currently has no rental units being assisted by HUD 202 allocations.

Year:	1995-1998
Responsible Agency:	Non-profit Sponsor
Funding Sources:	Federal Department of Housing and Urban Development.

2. Orange Cove will make application to the State of California to fund housing under the HCD Farm Worker Housing Program for renters and owners.

   Orange Cove is currently provided with $ 150,000 from the HCD Farm Worker Housing annually. This allows to the citizens of the city to apply for a maximum amount of $ 10,000 to $ 12,000 to assist in either renting or purchasing a home in Orange Cove.

Year:	1995 - 1998
Responsible Agency:	Fresno County Department of Community Development
Funding Source:	State Department of Housing and Community Development

3. The City of Orange Cove will support the Housing Authority's continued implementation of the Economic Opportunity Act of 1964 which provides federal funds for the purpose of developing and operating programs which will meet the special needs of the migratory agricultural workers and their families by providing housing, sanitation, education and day care of children. Through an agreement between the Housing Authority of Fresno County and the State of California Housing and Community Development Department, the Housing Authority operates 30 units of migrant farm labor housing in Orange Cove. These units are restricted to migrant farm workers and are occupied from April to October each year.

Year:	Ongoing
Responsible Agency:	Housing Authorities of City and County of Fresno
Funding Source:	HUD

4. The City will support the County in undertaking a program of data analysis to define the need for farm worker housing. Existing Census data, EDD data, Self-Help Enterprises, and County Planning Department studies will be utilized to determine the amount, location, and type of housing need in all parts of the County of Fresno.

   Orange Cove has no funds available for this purpose and no staff to assign to the project. Support will be primarily in providing data in so far as it is possible to do so, and in doing limited local research during the harvest season to identify the number of persons in the Orange Cove area who appear to be without adequate housing.

Year:	Dependent Upon County's Schedule
Responsible Agency:	Fresno County Department of Community Development
Funding Sources:	Community Development Block Grant

REMOVAL OF CONSTRAINTS

Discussion

As previously stated, many factors affect the ultimate cost of housing to the consumer, be it rental or housing for home ownership. These factors which either prevent construction or raise the cost of construction and/or improvement of housing can be considered constraints. Some of these constraints are the result of governmental actions, policies, regulations, and standards, and some are non-governmental market factors. However, governmental and non-governmental constraints are interrelated and each affect the other, so action programs which affect one group can affect the other.

Non-governmental constraints, such as interest rates and building material costs, are generally beyond the control of local government and cannot be generally impacted by any action of the City or County. However, certain actions of local government can mitigate some of the adverse impacts of market constraints on a very localized basis.

Action Plan - Governmental Constraints

1. The City of Orange Cove's intent is to update its entire General Plan as well as its housing related development fees. Once updated, the development fees will be analyzed on an annual basis to ensure the balance of fiscal responsibilities of the municipality with goals of minimizing housing redevelopment costs.

   Year: Ongoing
   Responsible Agency: City of Orange Cove, Planning Department
   Funding Source: General Fund

Action Plan - Non-Governmental Constraints

1. The City of Orange Cove will implement the State Density Bonus Law, as outlined in the State Department of Housing and Community Development's literature. Government Code Sections 65913.4, 65915 and 65917, relating to density bonus requirements, were amended in 1989 by Chapter 842. These amendments were effective from January 1 to March 26, 1990. Chapter 31 of the Statutes of 1990 repealed Section 65913.4, and amended Section 65915; this action was effective March 26, 1990. Government Code Section 65915 provides that a local government shall grant a density bonus of at least 25 percent, and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development agreeing to construct at least:

   a) 20% of the units for lower-income households; or
   b) 10% of the units for very low-income households; or
   c) 50% of the units for senior citizens.

   The State Density Bonus Law was created to offer a land use-based option to facilitate the economic feasibility of affordable housing development.

   Year: Ongoing
   Responsible Agency: City of Orange Cove, Planning Department
   Funding Sources: General Fund

The City of Orange Cove is currently in the process of reviewing revised State Density Bonus Law requirements. Upon completion of review, the City plans to invoke the necessary policies to make sure all requirements are fully incorporated and implemented.

2. The City will continue to investigate ways to encourage urban infill. Current development policies will be analyzed in the City's General Plan Update and programs will be formulated which provide incentives such as permitting higher densities when they are feasible under conditions of available infrastructure and land use relationships.

Year:	Ongoing
Responsible Agency:	City of Orange Cove
Funding Sources:	General Fund

ENERGY CONSERVATION OPPORTUNITIES

Discussion

The City has promoted energy and water conservation for residential and regulatory levels. The City plans to support educational programs which promote residential energy and water conservation for both new construction and existing residences in Orange Cove.

State conservation standards for residential buildings (Title 24, California Administrative Code) took effect in 1982. These standards recognized climate differences within the State for the first time. They permit considerable flexibility to the builder, as long as a minimum "energy budget" is achieved. These requirements are also designed to cut monthly energy consumption costs and apply to new residential construction as well as all remodeling and rehabilitation costs.

Action Plan

1. Orange Cove will support public education programs which promote residential energy conservation and public awareness.

Year:	Ongoing
Responsible Agency:	City of Orange Cove, Department of Public Works
Funding Source:	General Fund

2. Orange Cove will review energy related standards adopted by other cities and will, where feasible and appropriate, amend its zoning, subdivision, and other related ordinances to incorporate standards related to energy conservation.

Year:	1995-1998
Responsible Agency:	City of Orange Cove, Department of Public Works
Funding Source:	General Fund

3. The City will continue to encourage water conservation and continue to enforce building code regulations which require compliance with residential energy conservation measures for all new construction.

Year:	Ongoing
Responsible Agency:	City of Orange Cove
Funding Source:	General Fund

PROMOTION OF EQUAL HOUSING OPPORTUNITIES

Discussion

Although essential to meeting housing needs, the provision of a sufficient number of dwelling units will not in itself ensure that the entire population will be adequately housed. A large segment of the population is living on very low incomes. As housing costs have risen in recent years, many of these households have been forced to apply an excessive amount of their budget to housing costs. In order to remain in the house of their choice, some residents, such as the elderly, pay such a large portion of their income on housing that they are unable to purchase other basic living necessities. In the case of the large family, lack of sufficient income usually restricts housing choice to the least expensive dwelling which is usually inadequate for their needs and frequently deficient in quality and size.

For many other households who have sufficient income to purchase quality housing, choice of housing location is still frequently denied because appropriate housing at acceptable cost is not adequately dispersed throughout the County or within individual communities.

Although inadequate distribution of affordable housing within a community or region is an important constraint to choice, discrimination due to race, religion, or ethnic background is an equally significant factor affecting equal housing opportunity. Actions which result in illegal discrimination in the renting or sale of housing violate state and federal laws and should be reported to the proper authorities for investigation. The agency responsible for investigation of housing discrimination complaints is the State Department of Fair Employment and Housing. The County Department of Weights, Measures, and Consumer Protection will handle complaints not accepted by that agency.

In 1981 the Fresno County Board of Supervisors appointed a special Task Force which was charged with the responsibility of determining if problems in housing discrimination exist in Fresno County. The findings of that Task Force show that the major need is for better public education. The Community Housing Leadership Board (CHLB), set up by the Building Industry Association, now has the responsibility for improving education and awareness in relation to fair housing. This organization is sponsoring an annual Fair Housing Month in Fresno County which focuses on public education.

Action Plan

1. Orange Cove will direct residents with housing discrimination complaints to the State Department of Fair Employment and Housing, Fresno County Department of Weights, Measures, and Consumer Protection Affairs, Fresno County Economic Opportunity Commission, and the Fresno County Housing Authority.

Year:	Ongoing
Responsible Agency:	State Department of Fair Employment and Housing/Fresno County Department of Weights, Measures, and Consumer Protection Affairs
Funding Sources:	State or County Funding

The City of Orange Cove will expand its fair housing program to promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color (Section 65583(c)(5). Informational articles will be submitted for publishing in the Orange Cove Mountain Times (Orange Cove's local paper newspaper). An informational flyer which provides information on housing discrimination complaint procedures will be prepared and posted at City Hall, the City library, City Post Office, Senior Center, and Community Center (Orange Cove's day care

center). All informational flyers are made available in both the Spanish and English in order to reach the widest possible audience.

Table No. 22
Quantified Annual Housing Objectives 1995-1998
Assistance To Homeowners

Agency, Program, Or Funding	New & Existing	Dwelling Type	Program Type	Income Group(s) To Be Assisted	Special Needs Groups Assisted	Total Dwelling Units/Yr.
FmHA 502 Interest Subsidy	New	SF	Purchase	50 to 80% of Median Income	N/A	33
FmHA 504 Rehab. Loans	Existing	SF	Rehab.	Below 60% of Median Income	Grants to elderly over 62 years of age	2
HUD Section 312 Rehabilitation Loans	Existing	SF	Rehab.	Up to 95% of Median Income	N/A	5
TOTAL ANNUAL HOMEOWNER ASSISTANCE GOAL						40
State HCD Farm Worker Housing	New	SF	Purchase	Up to 60% of Median Income	Farm Workers	4
TOTAL ANNUAL FARM WORKER ASSISTANCE GOAL						4

Table No. 23
Quantified Annual Housing Objectives
Assistance To Renters/Rental Housing

AGENCY/PROGRAM/ FUNDING	New/ Existing	Dwelling Type [1]	Program Type [2]	Income Groups(s) To Be Assisted	Special Needs Groups Assisted	Total Dwelling Units/Yr.[3]
Fresno County Mortgage Revenue Bonds Multi-family CDBG/Private Inv.	New	MF	Int. Sub. Developer	80 to 120% of Median Income	N/A	2
HUD Section 8	Existing	SF & MF	Rent Sub. Renter	80% of Median Income or Lower	N/A	0
FmHA 514 (Labor Housing) Loans/Grants	New	MF	Loan/Grant Developer	80% of Median Income or Lower	Farm Workers	0
HUD Rental Rehab. Program	Existing	SF & MF	Loan Developer	80% of Median Income or Lower	N/A	2
FmHA 515 Loans	New	MF	Int. Sub, Developer	80% of Median Income or Lower		2
HUD Section 202	New	MF	LI Loan NPD	50% of Median Income or Lower	Elderly or Handicapped	0
TOTAL ANNUAL RENTER ASSISTANCE GOAL						6

[1] SF - Single-family Residence
[2] Int. Sub. - Interest Subsidy
LI Loan - Low interest loan
MF - Multi-family
Rent Sub. - Rent Subsidy
NPD - Non Profit Developer
[3] Where 0 units are specified, programs are considered alternative funding sources if objectives for units in other programs cannot be realized.

IX-A. PRESERVATION OF UNITS AT RISK

The City of Orange Cove, in accordance with Chapter 1451, statutes of 1989 and Chapter 889, Statutes of 1991 amended Section 65583 of the Government Code, has conducted an analysis to address the potential conversion of the at-risk units to market rate uses. Neither the Inventory of Low Income Rental Units Subject to Termination of Federal Mortgage and/or Rent Subsidies by the Year 2008 nor the Farmers Home Administration have identified any federally subsidized projects in the City. Also, the California Debt Advisory Commission's most recent Annual Report indicated that no assisted units have been constructed with multifamily mortgage revenue bonds in Orange Cove.

Redevelopment Agency funds were contributed in 1995 for the construction of both Orchard Village Apartments, and Frank Martinez Estates, two developments intended to provide low to moderate income housing. Though these units were assisted by Redevelopment funds they are not as risk, but rather are long term oriented with the purpose of providing long term assisted and reasonably priced housing to meet its housing goals. The funds contributed to providing safe, decent, reasonably priced housing for low and moderate income persons.

A more extensive review has determined that there are no federally assisted units at risk during the current planning period, ending June 30, 1996 which are determined to be at-risk. Please see Attachment C for the checklist used to confirm this finding.

X. INTERGOVERNMENTAL COORDINATION AND PUBLIC PARTICIPATION

The City of Orange Cove will invite and encourage public participation through its review and public hearing processes. The City has identified numerous community groups, both public and private including all economic segments of the community, that have a great interest in regional housing issues. The City will also invite these groups to review and comment upon the plan document prior to public hearings.

The City has cooperated with other cities of Fresno County through a joint planning committee to provide a uniform approach to solving the County's housing needs. The joint committee has discussed various methodologies and action programs available to solve local housing problems. The joint committee has met with representatives of the State Department of Housing and Community Development to discuss the specific issues that are mandated by state law to be addressed within local housing elements.

The County and City Planning Departments and Administrative Offices have worked jointly with the Council of Fresno County Governments in developing the 1990 Fresno Regional Housing Needs Determination Plan. This document indicates for each city its "fair share" housing need for the next five years.

The City has worked closely with the local Housing Authority and the County Community Development Department in reviewing current housing programs that provide low-income housing. The City has also worked with the local Building Industry Association in seeking ways of providing energy conservation and necessary changes to reducing the cost of affordable housing. The City of Orange Cove currently has grant money from various funding sources (including CDBG and EDA funds) careful to meet all public hearing requirements of individual program.

The City of Orange Cove will incorporate public participation in this Housing Element by holding public hearings before the element is adopted by the City Council. These meetings will be held to allow citizens to review the document and voice concerns. All public hearing requirements should be satisfactorily met through these public meetings. Notice of all public hearings are posted at five locations throughout the City, including Orange Cove City Hall, the City library, City Post Office, Senior Center, and Community Center (Orange Cove's day care center). In addition, public hearings are noticed in both the *Orange Cove Mountain Times*, and the *Reedley Exponent*, locally circulated newspapers that are published one day per week.

APPENDIX A

1979 HOUSING ELEMENT ACTION PLAN EVALUATION

HOUSING ELEMENT ACTION PLAN EVALUATION

Provision Of Adequate Sites For Housing Development:

Discussion

The City of Orange Cove has neither updated nor amended its Housing Element since 1979. The 1979 Housing Element contained five sections, as follows: (1) Goals & Principals, (2) Existing Conditions, (3) Projections, (4) Policies, and (5) Implementation. Appendix A is concerned with the evaluation of Section Five of the 1979 Housing Element (Section 505, pp. 22-24 of 1979 General Plan for the City of Orange Cove).

Action Plan (Implementation)

1. The already adopted zoning and subdivision ordinances should encourage a variety of housing types, including mobile home parks and planned unit developments.

Year:	1979-1995
Responsible Agency:	City of Orange Cove, Planning Department
Funding Source:	General Fund

Evaluation

This action plan was implemented. A number of planned unit developments have been constructed within Orange Cove since 1979; however, no private parties have attempted to develop a mobile home park in the City of Orange Cove. All City of Orange Cove Ordinances were revised and updated in 1991.

2. A Redevelopment Agency and Plan should be initiated to remove sub-standard housing in areas designated for a conflicting land use on the General Plan Map. No further housing should be built or repaired in those areas.

Year:	Ongoing
Responsible Agency:	City of Orange Cove, Planning Department
Funding Source:	General Fund and Redevelopment Agency

Evaluation

A Redevelopment Agency was instituted in 1981 and an Orange Cove Redevelopment Plan was adopted by the Orange Cove City Council on 23 December 1981. To date, the Agency has provided financial assistance for very low, low, and moderate income families in order to purchase single-family homes. The Frank Martinez Estates is currently under construction in the City, with 73 completed units and 20 units left to be completed. This 93-unit complex will provide low and moderate housing to the citizens of Orange Cove and through an application process first time home buyers are eligible to receive up to $ 7000 from Orange Cove Redevelopment Agency funds. The Orchard Village Apartments are also currently under construction. This 188-unit complex will provide low to moderate housing in Orange Cove. The City contributed $ 250,000 from Agency funds and the remainder of this 12-13 million dollar project was funded through private finance of the developers.

Redevelopment Agency funds have also been utilized to construct and rehabilitate the publicly owned Senior Citizens Center and the Orange Cove City Hall. Also, Agency funds have been utilized to assist in the construction of off-site improvements for the sole Laundromat in the downtown area of the City of Orange Cove. As yet, the Agency does not have a plan to remove any sub-standard housing from the area.

3. The City should continue to recognize the HARP program of the County of Fresno to encourage repair, rehabilitation, or removal of sub-standard housing conditions.

Year:	1979
Responsible Agency:	City of Orange Cove/HARP, County of Fresno
Funding Source:	HARP

Evaluation

The HARP program in the City of Orange Cove is no longer utilized for either the encouragement of repairs, rehabilitation, or the removal of sub-standard housing.

4. The City should apply for financial assistance to facilitate this conservation program, including the Federally Assisted Code Enforcement (FACE), to provide low interest loans for rehabilitation and to enable neighborhood improvements which encourage housing conservation.

Year:	1979
Responsible Agency:	City of Orange Cove
Funding Source:	none

Evaluation

No low interest loans for rehabilitation or neighborhood improvements were pursued in the City of Orange Cove.

5. New, low cost (medium low) housing should be sought as a high priority. The Farmers Home Administration, Self-Help Enterprises, and other private developers should be encouraged to sponsor medium low income housing programs.

Year:	1979-1995
Responsible Agency:	City of Orange Cove
Funding Source:	private investments

Evaluation

The City is in the process of implementing this action program. The South Cove Apartments, a 54-unit complex, are currently under construction. These apartments will provide Orange Cove with additional low to moderate housing. The funding for this project is through private finance of the developers.

APPENDIX B

SOURCES CONSULTED

Baxa, Nolasco
City Inspector, City of Orange Cove
(209) 626-4488

California Department of Finance
Demographic Research Unit
Population and Housing Data
(916) 322-4651

Chamber of Commerce
Orange Cove Area
City Profile of Orange Cove, California
(209) 626-4488

City of Tulare
1992 Housing Element

City and County of Fresno Housing Authorities
Mary Moore, Area IV Office Supervisor
(209) 646-2778

City and County of Fresno, Housing Authorities
Donna McBrien, Special Projects
(209) 443-8493

City of Firebaugh
1992 Housing Element

Council of Fresno County Governments
1990 Fresno Regional Housing Needs Plan.
(209) 233-4148

U.S. Bureau of the Census
1970, 1980 & 1990

The Danter Company, Incorporated
An Apartment Analysis in the City of Orange Cove, California

Department of Housing and Community Development
Division of Housing Policy Development
(916) 323-6625

Department of Public Works and Development Services
Dean Huseby, Program Manager
John Pop
(209) 488-2992

Department of Social Services
(209) 488-1888

Fresno County Community Health Department
Department of Social Services
(209) 453-6406

Fresno-Madera Area Agency on Aging
(209) 453-6624

Fresno County Planning Department
(209) 488-2992

Laurin Associates
1992 Market Study - Orange Cove Housing Market Area - Family Rental Units

Lopez, Anthony
City Administrator, City of Orange Cove
(209) 626-4488

Lopez, June
City Clerk, City of Orange Cove
(209) 626-4488

New United Way
1994 Vision 20/20 Report

State of California - Employment Development Department
Luna, David R., Employment Services Representative
(209) 875-7501

ATTACHMENT A

FEE SCHEDULES

Building Permit and Plan Check Fees

Total Valuation	Building Permit Fee	Plan Check Fee I & J	Total	Plan Check Fee-Other	Total
[illegible] to 500	5.00				
501 to 600	6.00				
[illegible]01 to 700	7.00				
701 to 800	8.00				
[illegible]01 to 900	9.00				
901 to 1,000	10.00				
[illegible]001 to 1,100	11.00	5.50	16.00	7.15	18.15
1,101 to 1,200	12.00	6.00	18.00	7.80	19.80
[illegible]201 to 1,300	13.00	6.50	19.50	8.45	21.45
1,[illegible]01 to 1,400	14.00	7.00	21.00	9.10	23.10
[illegible]401 to 1,500	15.00	7.50	22.50	9.75	24.75
1,501 to 1,600	16.00	8.00	24.00	10.40	26.40
[illegible]601 to 1,700	17.00	8.50	25.50	11.05	28.0[illegible]
[illegible],701 to 1,800	18.00	9.00	27.00	11.70	
[illegible]801 to 1,900	19.00	9.50	28.50	12.35	31.35
[illegible],901 to 2,000	20.00	10.00	30.00	13.00	33.00
2,001 to 3,000	2,400	12.00	36.00	15.60	39.60
[illegible]001 to 4,000	28.00	14.00	42.00	18.20	46.20
4,001 to 5,000	32.00	16.00	48.00	20.80	52.80
[illegible]001 to 6,000	36.00	18.00	54.00	23.40	59.10
6,[illegible] to 7,000	40.00	20.00	60.00	26.00	66.00
[illegible]001 to 8,000	44.00	22.00	66.00	28.60	72.60
8,001 to 9,000	48.00	24.00	72.00	31.20	79.20
[illegible]001 to 10,000	52.00	26.00	78.00	33.80	85.80
10,001 to 11,000	56.00	28.00	84.00	36.40	92.40
[illegible],001 to 12,000	60.00	30.00	90.00	39.00	99.00
12,001 to 13,000	64.00	32.00	96.00	41.60	105.60
[illegible],001 to 14,000	68.00	34.00	102.00	44.20	112.20
[illegible],001 to 15,000	72.00	36.00	108.00	46.80	118.80
[illegible],001 to 16,000	76.00	38.00	114.00	49.40	1[illegible]
[illegible],001 to 17,000	80.00	40.00	120.00	52.00	132.[illegible]
17,001 to 18,000	84.00	42.00	126.00	54.60	138.60
[illegible],001 to 19,000	88.00	44.00	132.00	57.20	145.20

Total Valuation	Building Permit Fee	Plan Check Fee I & J	Total	Plan Check Fee-Other	Total
,001 to 58,000	203.00	101.50	304.50	131.95	334.95
,001 to 59,000	205.00	102.50	307.50	133.25	
,001 to 60,000	207.00	103.50	310.50	134.55	341.55
0,001 to 61,000	209.00	104.50	313.85	135.85	344.85
,001 to 62,000	211.00	105.50	316.50	137.15	348.15
2,001 to 63,000	213.00	106.50	319.50	138.45	351.45
,001 to 64,000	215.00	107.50	322.50	139.75	354.75
4,001 to 65,000	217.00	108.50	325.50	141.05	358.05
,001 to 66,000	219.00	109.50	328.50	142.35	361.35
6,001 to 67,000	221.00	110.50	331.50	143.65	364.65
,001 to 68,000	223.00	111.50	334.50	144.95	367.95
8,001 to 69,000	225.00	112.50	337.50	146.25	371.25
,001 to 70,000	227.00	113.50	340.50	147.55	374.55
0,001 to 71,000	229.00	114.50	343.50	148.85	377.85
,001 to 72,000	231.00	115.50	346.50	150.15	381.15
,001 to 73,000	233.00	116.50	349.50	151.45	384.45
7,001 to 74,000	235.00	117.50	352.50	152.75	387.75
,001 to 75,000	237.00	118.50	355.50	154.05	391.55
5,001 to 76,000	239.00	119.50	358.50	155.35	394.35
,001 to 77,000	241.00	120.50	361.50	156.65	397.65
7,001 to 78,000	243.00	121.50	364.50	157.95	400.95
,001 to 79,000	245.00	122.50	367.50	159.25	404.25
9 1 to 80,000	247.00	123.50	370.50	160.55	407.55
,001 to 81,000	249.00	124.50	373.50	161.85	410.85
1,001 to 82,000	251.00	125.50	376.50	163.15	414.15
,001 to 83,000	253.00	126.50	379.50	164.45	417.45
3,001 to 84,000	255.00	127.50	382.50	165.75	420.75
,001 to 85,000	257.00	128.50	385.50	167.05	424.05
5,001 to 86,000	259.00	129.50	388.50	168.35	427.35
,001 to 87,000	261.00	130.50	391.50	169.65	430.65
,001 to 88,000	263.00	131.50	394.50	170.95	433.95
,001 to 89,000	265.00	132.50	397.50	172.25	437.25
,001 to 90,000	267.00	133.50	400.50	173.55	440.55
0,001 to 91,000	269.00	134.50	403.50	174.85	443.85
.001 to 92,000	271.00	135.50	406.50	176.45	4
-,001 to 93,000	273.00	136.50	409.50	177.45	450.45
,001 to 94,000	275.00	137.50	412.50	178.75	453.75

39
37/000 up to 500,000

For all other heat installations, resistance or infrared, etc, per kw	$ .25
For each electric sign, outline lighting, and marquees:	
First branch circuit	5.00
Each additional branch circuit	2.00
For each x-ray unit and its appurtenances	5.00
For single-family dwellings on new construction work, the following flat rate shall apply. This will include service, all outlets, range, dryer, and any other miscellaneous circuit.	.02 s.f.
For each extra inspection made necessary by defective workmanship or materials	10.00
For the inspection of any electrical equipment for which no fee is herein prescribed, for the time consumed per hour (Minimum charge shall be one hour.)	12.50

O.C.

CITY OF

Uniform Plumbing Code 1973

Schedule of Fees

	1973	1970	Increase
For issuing each permit	$ 4.00	2.00	1.00
In addition --			
For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping and backflow protection therefore)	2.50	1.50	.50
For each building sewer and each trailer park sewer . . .	5.00	5.00	0.00
Rainwater systems - per drain	2.00	2.00	0.00
For each cesspool	5.00	5.00	0.00
For each private sewage disposal system	10.00	10.00	0.00
For each water heater and/or vent	2.00	1.50	.50
For each gas piping system of one (1) to five (5) outlets .	2.00	1.50	.50
For each gas piping system of six (6) or more, per outlet .	.50	.30	.20
For each industrial waste pre-treatment interceptor, including its trap and vent, excepting kitchen type grease interceptors functioning as fixture traps	3.00	1.00	1.00
For installation, alteration or repair of water piping and/or water treating equipment	2.00	1.50	.50
For repair or alteration of drainage or vent piping	2.00	1.50	.50
For each lawn sprinkler system on any one meter including backflow protection devices therefore	2.00	2.00	0.00
For vacuum breakers or backflow protective devices on tanks, vats, etc. or for installation on unprotected plumbing fixtures including necessary water piping - one (1) to five (5)	2.00	2.00	0.00
Over five (5), each	.50	.30	.20

CITY OF [illegible]

Uniform Mechanical Code
Ordinance No.
Schedule of Fees
Oct. 1, 1975

Section 304. Any person desiring a permit required by this Code, shall, at the time of filing an application therefore, pay a fee as required by this Section.

For the issuance of each permit	$ 3.00
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 B.T.U.	4.00
For the installation or relocation of each forced-air or gravity type furnace or burner, including ducts and vents attached to such appliance over 100,000 B.T.U.	5.00
For the installation or relocation of each floor furnace, including vent.	4.00
For the installation or relocation of each suspended heater, recessed wall heater or floor mounted unit heater	4.00
For the installation, relocation or replacement of each applicance vent installed and not included in an appliance permit	2.00
For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, comfort cooling unit, absorption unit, or each comfort heating, cooling, absorption, or evaporative cooling system, including installation of controls regulated by this Code	4.00
For the installation or relocation of each boiler or compressor to and including three horsepower, or each absorption system to and including 100,000 B.T.U.	4.00
For the installation or relocation of each boiler or compressor over three horsepower to and including 15 horsepower, or each absorption system over 100,000 B.T.U. and including 500,000 B.T.U.	7.50
For the installation or relocation of each boiler or compressor over 15 horsepower to and including 30 horsepower, or each absorption system over 500,000 B.T.U to and including 1,000,000 B.T.U.	10.00

For the installation or relocation of each boiler or compressor over 30 horsepower to and including 50 horsepower, or for each absorption system over 1,000,000 B.T.U. to and including 1,750,000 B.T.U. 15.00

For the installation or relocation of each boiler or refrigeration compressor over 50 horsepower, or each absorption system over 1,750,000 B.T.U. 25.00

For each air handling unit to and including 10,000 cubic feet per minute, including ducts attached thereto 3.00

NOTE: This fee shall not apply to an air handling unit which is a portion of a factory assembled appliance, comfort cooling unit, evaporative cooler, or absorption unit for which a permit is required elsewhere in this Code.

For each air handling unit over 10,000 cubic feet per minute . . . 5.00

For each evaporative cooler other than portable type 3.00

For each ventilation fan connected to a single duct 2.00

For each ventilation system which is not a portion of any heating or air conditioning system authorized by a permit. 3.00

For the installation of each hood which is served by mechanical exhaust, including the ducts for each hood 3.00

For the installation or relocation of each commercial or industrial type incinerator 20.00

For each appliance or piece of equ pment regulated by this Code but not classed in other appliance categories, or for which no other fee is listed in this Code 3.00

State of California
Department of Conservation

Resources Agency
Division of Mines and Geology

Fee Schedule
Strong–Motion Instrumentation and Seismic Hazard Mapping Fee
Category 2 Construction *

Method 1.

The fee amount can be calculated from the permit valuation amount using the formula:

(Valuation Amount) X 0.00021 = Fee Amount

As an example, the fee for a $1,231,890 valuation is $1,231,890 x 0.00021 or $258.70.

Method 2.

As an alternative to Method 1, the fee for a given valuation can be calculated using the following table, as illustrated below:

Valu.	Fee	Valu.	Fee	Valu.	Fee	Valu.	Fee	Valu.	Fee
$0–100	$0.02	$1,000	$0.21	$10,000	$2.10	$100,000	$21.00	$1,000,000	$210.00
200	0.04	2,000	0.42	20,000	4.20	200,000	42.00	2,000,000	420.00
300	0.06	3,000	0.63	30,000	6.30	300,000	63.00	3,000,000	630.00
400	0.08	4,000	0.84	40,000	8.40	400,000	84.00	4,000,000	840.00
500	0.11	5,000	1.05	50,000	10.50	500,000	105.00	5,000,000	1,050.00
600	0.13	6,000	1.26	60,000	12.60	600,000	126.00	6,000,000	1,260.00
700	0.15	7,000	1.47	70,000	14.70	700,000	147.00	7,000,000	1,470.00
800	0.17	8,000	1.68	80,000	16.80	800,000	168.00	8,000,000	1,680.00
900	0.19	9,000	1.89	90,000	18.90	900,000	189.00	9,000,000	1,890.00

The fee amount can be obtained by breaking the evaluation amount into parts and using the entries in this table. An example for a permit valuation of $1,236,450 is shown at the right:

$ 1,000,000	$210.00	
200,000	42.00	
30,000	6.30	
1,000	0.21	
800	0.17	
90	0.02	
$ 1,231,890	$258.70	Fee Amount

* Notes: 1) The minimum fee is 50 cents, so the fee for any valuation up to $2,381 is simply $.50.
2) Category 2 includes all buildings not in Category 1. For example, Category 2 includes residential buildings over 3 stories, all office buildings, warehouses, factories and other manufacturing or processing facilities, restaurants, and other non–residential buildings.
3) A "building" is defined as a structure built for the support, shelter or enclosure of people, animals or property.

State of California
Department of Conservation

Resources Agency
Division of Mines and Geology

Fee Schedule
Strong–Motion Instrumentation and Seismic Hazard Mapping Fee

Category 1 Construction (1 to 3 Story Residential) *

Method 1.

The fee amount can be calculated from the permit valuation amount using the formula:

(Valuation Amount) X 0.0001 = Fee Amount

As an example, the fee for a $128,580 valuation is $128,580 x 0.0001 or $12.86.

Method 2.

As an alternative to Method 1, the fee for a given valuation can be calculated using the following table, as illustrated below:

Valu.	Fee	Valu.	Fee	Valu.	Fee	Valu.	Fee	Valu.	Fee
$0–100	$0.01	$1,000	$0.10	$10,000	$1.00	100,000	$10.00	$1,000,000	$100.00
200	0.02	2,000	0.20	20,000	2.00	200,000	20.00	2,000,000	200.00
300	0.03	3,000	0.30	30,000	3.00	300,000	30.00	3,000,000	300.00
400	0.04	4,000	0.40	40,000	4.00	400,000	40.00	4,000,000	400.00
500	0.05	5,000	0.50	50,000	5.00	500,000	50.00	5,000,000	500.00
600	0.06	6,000	0.60	60,000	6.00	600,000	60.00	6,000,000	600.00
700	0.07	7,000	0.70	70,000	7.00	700,000	70.00	7,000,000	700.00
800	0.08	8,000	0.80	80,000	8.00	800,000	80.00	8,000,000	800.00
900	0.09	9,000	0.90	90,000	9.00	900,000	90.00	9,000,000	900.00

The fee amount can be obtained by breaking the evaluation amount into parts and using the entries in this table. An example for a permit valuation of $128,580 is shown at the right:

$100,000	$10.00	
20,000	2.00	
8,000	0.80	
500	0.05	
80	0.01	
$128,580	$12.86	Fee Amount

* Notes: 1) The minimum fee is 50 cents, so the fee for any valuation up to $5,000 is simply $.50.
2) Category 1 construction includes residential buildings 1 to 3 stories in height, except hotels and motels. Single family houses, duplexes and quadruplexes are in Category 1. Condominiums and apartment buildings are in Category 1 only if they are 3 stories or less in height.
3) A "building" is defined as a structure built for the support, shelter or enclosure of people, animals or property.

RESOLUTION NO. [illegible]

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ORANGE COVE ESTABLISHING FEE SCHEDULES FOR CERTAIN FEES SET BY THE CITY COUNCIL PURSUANT TO ORDINANCE 212, AND PROVIDING FOR NOTICE THEREOF

THE CITY COUNCIL OF THE CITY OF ORANGE COVE DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Resolution No. 804 is hereby repealed.
Section 2. The fees set forth are for the following categories.

CATEGORY:

ZONING

Classification of Permit Use:	FEE
Amendments Rezoning	$ 125.00
Conditional Use Permit	150.00
Variance	100.00
Minor Variance	50.00
Home Occupation	50.00
Lot Line Adjustment	35.00
Site Plan Review	
Residential Units	
0 - 5 units	75.00
6 - 10 units	100.00
11 + units	125.00 + $5 ea. Add.
Advertising Signs & Structures	15.00
Commercial	100.00 + $24 ea.add. acre
Annexation	200.00
General Plan Amendments	250.00
Environmental Assessment	75.00
Environmental Impact Report	Contract

SUBDIVISIONS

Tentative Map	200.+ $5/lot
Revised Tentative Map	200.+ $5/lot
Final Map	150.+ $5/lot
Revised Final Map	150.+ $5/lot
Tentative Parcel Map	150.+ $5/lot
Revised Tentative Parcel Map	150.+ $5/lot
Parcel Map	150.+ $5/lot
Revised Parcel Map	125.00
Parcel Map Waiver	100.00
Reversion to acreage	200.00
Preliminary Map	25.00
Checking and Inspection Fees:	
Subdivision:	
First $ 70,000	6%
Next 430,000	3.5%
Next 500,000	2.%
+ Million Dollars	1%

STORM DRAINAGE FEES

(Per acre or Portion thereof)	
R-1	1500.00

EXHIBIT 6A2

R-2	
R-3	$1500.00
Industrial	2500.00
Commercial	3000.00
Schools and Hospitals	4000.00
Recreation	2500.00
	1000.00

PARK FEES, In lieu of — 110.00/lot or unit

dedication formulated on
adjusted land values
refigured on a yearly basis

LICENSE, PERMITS, AND FEES FOR CHARGES

Dog licenses	
Spayed	4.00
Unspayed	8.00
Police Reports	5.00
Finger prints	5.00
Police Reserve Use	12.00/hr.
Facility Use	[illegible]
= Parade Permits	$15 or $5 +$25 deposit
Animal Shelter Bail (Refundable when Licensed)	100.00
Fine	20.00
Daily	10.00
Pool Permit	2.00
Moved Buildings Permit -	500.00 Bond
Demolition	500.00
Inspection Commercial Premise	200.00
Charge for Returned Checks	15.00/hr.
Park Use Deposit.	10.00
25 or less	20.00
25 or more	50.00

PUBLISHED DOCUMENTS

Zoning Ordinance	15.00
General Plan	25.00
Redevelopment Plan	40.00
Budget	12.00
Audit Reports	12.00
Maps 8" x 11"	2.00
11" x 26"	5.00
Ordinance Code	75.00

COPY WORK

Documents — .10/page

RECORDATION

First Page	5.00
Each page after first	2.00

CITY OF ORANGE COVE

STAFF REPORT

May 27, 1992

TO: Mayor Lopez and Members of Council

FROM: Alan J. Bengyel, City Administrator

SUBJECT: INCREASE IN DEVELOPER FEES BY KINGS CANYON UNIFIED SCHOOL DISTRICT (KCUSD)

Effective July 1, 1992, the Governing Board for the KCUSD approved Developer Fee increases for both residential and commercial construction to the following:

A. Residential Construction

From ~~$1.56~~ 1.65/per square foot to ~~$1.65~~ 1.72 per square foot

B. Commercial Construction

to .27 cents per square foot.

As required, Government Code stipulates that said fees are to be paid to the School District prior to the City issuing any building permits for residential/commercial/Industrial construction.

RECOMMENDATION:

For Council information, no action required.

sr6/kcusd

PRESENTED TO CITY COUNCIL
DATE May 27, 1992
DISPOSITION Accepted
as City

BLH

RESOLUTION NO. 93-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ORANCE COVE ESTABLISHING RATES TO WATER AND SEWER CONNECTION

WHEREAS the City of Orange Cove has established rates for it: Water and Sewer Connection by resolution, as provided by th: Orange Cove Municipal, Section 2.36.010, and amended b: Resolution No. 87-11.

WHEREAS City Staff then commenced collection said fees as forth in attached schedule; and;

1. That the Water Connection rates to be charged by the City shall be as set forth in the Water Connection Fees attached hereto and made a part hereof by reference.

2. That said Water Connection rates shall be effective as of September 1, 1993, and all resolution in conflict therewith are hereby repealed.

3. That the Sewer Connection rates to be charged by the City shall be as set forth in the Sewer Connection rates attached hereto and made a part hereof by reference.

4. That said Sewer Connection rates shall be effective as of September 1, 1993, and all resolution in conflict therewith are hereby repealed.

5. That future Water and Sewer Connection rates adjustments shall be reviewed and determined by City Council as needed.

1. WATER CONNECTION FEES:

The following charges are hereby made for bringing water pipe line from the City main to the property line of consumers within the City limits.

A. For a 3/4-inch service connection:
$750 + 5.00/linear ft. up to property line

B. For a 1-inch service connection:
$800 + 5.50/linear ft. up to property line

C. For a 1 1/2-inch service connection:
$900 + 6.00/linear ft. up to property line

D. For a 2-inch service connection:
$1,000 + 6.50/linear ft. up to property line

E. For a 3-inch service connection:
$1,200 + 7.00/linear ft. up to property line

2. SEWER CONNECTION FEES:

The charge is hereby made for bringing sewer pipe lines from the City main to the property line of consumers within the City limits.

A. A minimum charge for connection fee of $500 plus installation fee of $6.00 per linear foot up to the property line.

The foregoing Water and Sewer Connection Fees were reaffirmed by Resolution No. 93-18, passed and adopted by the City Council of the City of Orange Cove at a regular meeting on the 28TH day of JULY 1993, and is attached thereto.

VICTOR LOPEZ, MAYOR
CITY OF ORANGE COVE

ATTEST:

JUNE V. LOPEZ, CITY CLERK
CITY OF ORANGE COVE

FILE COPY

A RESOLUTION OF THE COUNCIL OF THE CITY OF ORANGE COVE, CALIFORNIA, AMENDING SECTIONS 2 AND 3 OF RESOLUTION NO. 86-5, A RESOLUTION ADDING A FEE FOR NEW HOUSING UNIT DEVELOPMENT, NEW COMMERCIAL DEVELOPMENT AND NEW INDUSTRIAL DEVELOPMENT, TO REFLECT THE CURRENT AND ON-GOING NEEDS OF THE CITY WATER AND WASTEWATER SYSTEMS

THE CITY COUNCIL OF THE CITY OF ORANGE COVE HEREBY RESOLVES:

Section 1 shall stand as adopted and Section 2 and Section 3 of Resolution 86-5, heretofore adopted on April 23rd, 1986 and herein attached as Exhibit "A" shall be amended as follows:

Section 1. For purposes of this Resolution (86-05) only, a single family unit means one (1) housing unit, a duplex means two (2) housing units, a triplex means three (3) housing units, and an apartment complex means as many housing units as the total number of apartment units in such apartment complex.

Section 2. An assessment fee of $1,359.88 shall be charged by and payable to the City for each new housing unit hereafter developed in the City of Orange Cove.

Section 3. An assessment fee based on square footage shall be charged by and payable to the City for each new commercial or industrial structure as follows:

Up to 1,500 square feet	$1,359.88
1,501 to 3,000 square feet	2,719.76
3,001 to 5,000 square feet	4,079.64
5,000 square feet and above	5,439.52

All other sections and or portions of Resolution No. 86-05 shall remain in full force and effect.

* * * * * * * * * *

Certification

I, Betty Hinton, City Clerk of the City of Orange Cove, County of Fresno, State of California, hereby certify that the foregoing Resolution 91-07 was introduced and passed by the City Council of the City of Orange Cove at a regular meeting of said Council held on the 22nd day of January, 1991, and adopted by the following vote:

AYES: 5 Councilmen Villarreal, Rodriguez, A. Martinez, F. Martinez and Mayor Lopez.

NOES: 0

ABSENT: 0

WITNESS my hand and the seal of said City this 22nd day of January, 1991.



Betty Hinton

Betty Hinton, City Clerk

ATTACHMENT B

UNITS AT-RISK CHECKLIST

Attachment A

CHECKLIST TO CONFIRM LACK OF AT-RISK UNITS PURSUANT TO GOVERNMENT CODE SECTION 65583(A)(8)

Jurisdiction CITY OF ORANGE COVE Date 11/95

1. HUD programs:

Section 8 Lower-Income Rental Assistance project-based programs:
- New Construction
- Substantial or Moderate Rehabilitation
- Property Disposition
- Loan Management Set-Aside

Section 101 Rent Supplements
Section 213 Cooperative Housing Insurance
Section 221(d)(3) Below-Market-Interest-Rate Mortgage Insurance Program
Section 236 Interest Reduction Payment Program
Section 202 Direct Loans for Elderly or Handicapped

__x__ there are no such units for our jurisdiction listed in the Inventory of Federally Subsidized Rental Units At Risk of Conversion, 1990 or subsequent updated information made available by HPD.

____ units for our jurisdiction in the above inventory are not at risk during the ten-year analysis period; no units are at risk until _____ (year).

2. Community Development Block Grant program (CDBG)

____ jurisdiction has not used CDBG funds

__x__ jurisdiction has not used CDBG funds for multifamily rental units

____ although CDBG funds have been used for multifamily rental rehabilitation, staff responsible for this program indicate there are no affected units because _____.

3. Redevelopment programs

____ jurisdiction does not have a redevelopment agency

__x__ redevelopment funds have not been used on multifamily rental units; or

although redevelopment funds have been used for multifamily rental units, staff responsible for this program indicate there are no affected units because
SEE SECTION 1X-A: PRESERVATION OF UNITS AT RISK

____a) income-restrictions for occupancy were not required for existing units, or

____b) other reasons:_____

4. FmHA Section 515 Rural Rental Housing Loans

____ jurisdiction has not been located in a qualifying rural FmHA area

_X_ according to information made available by HPD, there are no such eligible projects reported by FmHA within the community or unincorporated area

____ FmHA staff checked the status of _____(name)_____ development(s) and reported that it is not eligible for prepayment or not eligible for prepayment within the ten-year analysis period.

5. State and local multifamily revenue bond programs

___ no bond-financed units eligible to terminate affordability controls within the next ten years were reported in the following publication: 1990 Annual Summary: The Use of Housing Revenue Bond Proceeds, California Debt Advisory Commission, and

_X_ local housing authority staff indicate there are no such units within the community.

6. Local in-lieu fee programs or inclusionary programs

_X_ jurisdiction has not had an in-lieu fee or inclusionary program

____ staff responsible for these programs indicate no affected units

7. Developments which obtained a density bonus and direct government assistance pursuant to Government Code Section 65916.

_X_ jurisdiction has no projects approved pursuant to this law

____ staff responsible for this program indicate no affected units

8. Additional comments related to any of the above:

lmwb:preserve.he

U.C. BERKELEY LIBRARIES
C101694582

RETURN TO: CIRCULATION DEPARTMENT
198 Main Stacks

LOAN PERIOD Home Use	1	2	3
	4	5	6

ALL BOOKS MAY BE RECALLED AFTER 7 DAYS.
Renewals and Recharges may be made 4 days prior to the due date.
Books may be renewed by calling 642-3405.

DUE AS STAMPED BELOW.

U.C. BERKELEY
SENT ON ILL
JAN 10 2007
1 MONTH LOAN

FORM NO. DD6
50M 1-05

UNIVERSITY OF CALIFORNIA, BERKELEY
Berkeley, California 94720–6000